



204 South Main Street
Honea Path, SC 29654

Phone: 864-369-2466
Fax: 864-369-2325

December 16, 2016

Ms. Barbara Alfano
Brownfield Coordinator
Environmental Protection Agency, Region IV
Atlanta Federal Center
61 Forsyth Street, SW 10th Floor
Atlanta, Georgia 30303-8960

RE: Town of Honea Path, South Carolina
FY2017 Brownfields Assessment Grant Application

Dear Ms. Alfano:

Enclosed, please find our application for an Environmental Protection Agency (EPA) Brownfields Community-wide Hazardous and Petroleum Assessment Grant. Honea Path is a small town, primarily located in Anderson County. We thrived when the Chiquola Mill was in full operation and have not recovered since it closed in 2003. Other industries in our area have closed also, and our small businesses in Town have suffered; thus, we have a number of brownfields sites. Our highest priority site is the Chiquola Mill which has been mostly demolished and has asbestos debris and other potential contaminants spread across the site. It is an eyesore, safety hazard to anyone going on the property, and a health and environmental concern. We have a prospective developer for the mill site, and we hope to receive this funding to assist in getting the environmental assessment done to encourage the developer to acquire the property.

- a. APPLICANT IDENTIFICATION: Town of Honea Path
204 South Main Street
Honea Path, South Carolina 29654
- b. FUNDING REQUESTED:
 - i. Grant Type: Assessment
 - ii. Assessment Grant Type: Community Wide
 - iii. Federal Funds Requested: \$300,000
 - iv. Contamination: Hazardous Substances \$200,000/Petroleum \$100,000
- c. LOCATION: Town of Honea Path, Anderson County, South Carolina
- d. PROPERTY INFORMATION: N/A – community-wide proposal
- e. CONTACTS:
 - i. Project Director
Earl L. Meyers
Mayor
204 South Main Street
Honea Path, South Carolina 29654
Telephone: (864) 369-2466
Fax: (864) 369-2325
elmeyers2004@yahoo.com
 - 204 South Main Street
Honea Path, South Carolina 29654
Telephone: (864) 369-2466
Fax: (864) 369-2325
elmeyers2004@yahoo.com
 - ii. Chief Executive/Highest Elected Official
Earl L. Meyers
Mayor

f. POPULATION:

- i. 3,610
- ii. The Town of Honea Path is a municipal form of government.
- iii. The Town of Honea Path is located primarily in Anderson County with a small portion of its incorporated area in Abbeville County. Neither county has experienced persistent poverty of 20% or greater over the past 30 years.

g. REGIONAL PRIORITIES FORM/ OTHER FACTORS CHECKLIST: Attached.

- h. LETTER FROM THE STATE OR TRIBAL ENVIRONMENTAL AUTHORITY: Ms. Daphne Neel, Bureau Chief for the South Carolina Department of Health and Environmental Control's (SCDHEC) Bureau of Land and Waste Management, issued a letter acknowledging this grant proposal and the Department's support of the planned community-wide assessment activities for the Town of Honea Path. The SCDHEC letter is included as an attachment.

The Town of Honea is please to submit this application. Thank you for your time and consideration. If you should have any questions, please do not hesitate to contact me at (864) 369-2466.

Sincerely,



Earl Lollis Meyers
Mayor

Narrative Proposal/Ranking Criteria

1. COMMUNITY NEED

a. Target Area and Brownfields

i. Community and Target Area Descriptions: There are two significant structures that can be seen from just about anywhere in the Town of Honea Path. The first is the Town's water tower that displays the motto *A Little Town with a Big Heart*, the last word represented by a large red heart symbol, an illustration of the community's spirit. Honea Path is a very small town located in a rural area of the upper region of South Carolina. Chartered in 1855 as Honey Path, the town officially adopted its current spelling in 1955.¹ The second structure is the smoke tower of the old Chiquola Mill, a reminder of a once strong textile industry. Chiquola Mill opened in 1903 and continued operation for a century, and, at the height of production, employed an estimated 650 people.² Over the past couple of decades, Honea Path, like many textile communities in the Southeast, has experienced an overall industry decline. Multiple plants in the area, including Chiquola Mill, have closed all or portions of their facilities. These closures have negatively impacted other businesses. Today, Honea Path is characterized by vacant storefronts, struggling neighborhoods, and abandoned/underutilized brownfields.

The smoke tower also is a visual reminder of a painful history that dates back to 1934. What has become known as "Bloody Thursday," started as an employee strike at Chiquola Mill, part of a larger United Textile Workers strike across the east coast. The day of the strike, the mill superintendent positioned a World War I machine gun on the roof. Although his gun jammed before he could fire, recently deputized guards fired shotguns, rifles and pistols into a crowd of about 300 people, killing seven and wounding about thirty more. Many were shot in the back while fleeing the picket line.³ A funeral was held in a field, since mill-owned churches were forbidden to participate, with over 10,000 attendees from around the nation. In the aftermath, eleven men were charged and acquitted, employees were fired, blacklisted and evicted from their homes, and the town "formed a social contract not to talk about the darkest day in its history."⁴ Regardless, at a national level, the events made an impression on the Roosevelt administration, spurring legislative labor reform such as the Wagner Act in 1935 and the Fair Labor Standards Act in 1938.⁵ The event remained a local taboo subject for two generations. The Honea Path community is just beginning to heal from its painful past. In 1995, a granite memorial dedicated to the mill workers who were killed was erected behind Town Hall, and the grandson of the 1934 superintendent is writing a book about the shooting and the affect it had on residents. As it has throughout its history, Chiquola Mill, or now just the smoke tower and the blighted, remnants of the demolished buildings, continue to impact and evoke strong emotions in the community.

The targeted area for the brownfields assessment project is the Town of Honea Path's 3.6 square miles of incorporated area with the Chiquola Mill and mill village being a priority. Addressing the brownfields challenges that plague this community, both physically and emotionally, is crucial to moving forward and creating a healthy and vibrant Town.

ii. Demographic Information and Indicators of Need: Honea Path has a small population of about 3,600 people. The Town straddles Anderson County and Abbeville County, with most of the incorporated area located in the former. Brownfields are found throughout the Town, as well as in surrounding areas. While one of the region's urban cities, Anderson, is located about 20 miles to the west within Anderson County, Honea Path and immediate surrounding area remains very rural. Abbeville County, in general, is a rural, economically depressed county. The demographics for Honea Path indicate an economically depressed area with a substantially elderly, poor, and undereducated population. Honea Path's per capita and median household income, approximately \$18,000 and \$24,500 respectively, are significantly lower those found in Anderson County, state or nation. The Town has seen a significant increase in poverty over the past 15 years. In 2000, the poverty rate was 14.9%; in 2010 it was 21.4%. Now, over 25% of the total population is

estimated to live in poverty.⁶ Nearly 45% of families with children live below the poverty line, over twice the percentage found in Anderson County, state or country. The Town's housing market lags behind markets in the larger geographic areas—with higher vacancy rates and median home values of almost half of that seen at the state level. (See the table below for details and data sources.)

Town of Honea Path, SC Demographic Information Table

Demographic	Town of Honea Path	Anderson County	Abbeville County	South Carolina	United States
Social Statistics					
Population	3,610	189,763	25,100	4,727,273	314,107,084
Minority (Alone)	18.1%	19.8%	30.6%	32.8%	26.2%
African-American (Alone)	17.1%	16.4%	28.8%	27.6%	12.6%
Hispanic (Alone)	2.4%	3.2%	0.6%	5.3%	16.9%
Children (5 -under)	3.5%	6.1%	5.7%	6.3%	6.4%
Elderly (65-over)	21.2%	16.1%	17.9%	14.7%	13.7%
Women of Child Bearing Age	36.2%	36.2%	34.5%	38.4%	39.4%
High School Graduate or Higher	73.9%	82.0%	77.7%	85.0%	86.3%
Bachelor Degree	10.4%	19.2%	12.3%	25.3%	29.3%
Economic Statistics					
Individuals Below Poverty Level	25.4%	16.8%	23.1%	18.3%	15.6%
Families with Children Below Poverty (under 18)	44.7%	20.9%	28.8%	22.4%	18.1%
Per Capita Income	\$18,107	\$22,216	\$18,303	\$24,222	\$28,555
Median Household Income	\$24,510	\$41,822	\$35,409	\$45,033	\$53,482
Unemployment Rate*	5.4%	5.4%	6.9%	6.0%	5.3%
Median Home Value	\$79,500	\$124,500	\$89,000	\$137,600	\$175,700
Percent Vacant Homes	17.9%	13.4%	18.9%	16.9%	12.5%
Percent Rental Homes	29.6%	27.6%	21.8%	31.4%	35.6%
Sources: Census.gov, 2014 U.S. Census, American Community Survey, 5-Year Estimates, September 2016; Census.gov, Small Area Income and Poverty Estimates, http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml ; *2015 Annual Employment Rate, SC Department of Employment & Workforce Community Profiles, https://dew.sc.gov/tools-resources/data-statistics (Town data based on county information)					

iii. **Brownfields and Their Impacts:** There are many abandoned or underutilized industrial buildings and multiple vacant or underutilized service stations, garages and convenient stores throughout the Town. A preliminary inventory of brownfield sites has been identified based on community concern, their immediate environmental hazards as well as a high potential for redevelopment. While the Chiquola Mill site has been identified as the highest priority site, after the EPA Brownfields Assessment funds are awarded, the Town will work with the community to confirm prioritization of the other sites.

The largest, and highest priority, brownfield site is the old Chiquola Mill property. Chiquola Mill operated as a textile mill between 1903-2003, initially producing coarse sheeting, then later, print cloth. It served as a major employer for the community for 100 years. It also was the epicenter of the 1934 national labor strike and massacre discussed in Section 1.a.i. The 21.6-acre site is located just a few blocks north of Main Street and is surrounded by the original residential mill village, where residents continue to live directly across the street from mill property. The site is partially fenced, but not securely contained. The mill structure has undergone various stages of demolition and the entire site is littered with large stacks of demolition debris. The property contains large remnants of the original mill structure and a few dilapidated wooden structures, all which appear structurally unsound. A Notice of Alleged Violation was issued on September 12, 2013 regarding removal of Asbestos Containing Materials (ACM) at the site. It appears no ACM's have been removed from the site since the Notice date.⁷ A Voluntary Cleanup Contract (VCC) plan is underway for the property through the state, with a nonprofit planning to acquire the property through the

VCC, clean up and redevelop the site for a nursing home. Phase I assessments, completed in 2016, revealed evidence of recognized environmental conditions (RECs) in connection with the property identified as ACM and the use of the site as a textile mill for 100 years. The facility has been identified as both a CESQG and LQG of hazardous waste, including ignitable waste, corrosive waste, spent halogenated solvents, and spent non-halogenated solvents, as well as identified on the FINDS, ECHO, and SHWS databases. Records indicate presence of a 50,000-gallon AST prior to the closure of the mill. Petroleum-like staining has been observed on the building debris. Additional concerns observed on site include several 55-gallon drums, cotton bales, and potential lead-based paints on the debris and remaining structures. Dense building debris and vegetation throughout the site potentially obscure environmentally significant features. Historical aerial photographs show additional structures and a retention pond that are not currently seen on the property. Based on the structures' age it is possible that they were heated with oil stored in USTs and utilized septic tanks or water supply wells. The topography of the site generally slopes towards the northeast, where a stream is present.⁸ Additional assessment is needed to determine to what extent these environmental issues have impacted the site and the surrounding area, and to facilitate the sale and redevelopment of the property.

730 North Main Street is a 7.75-acre site that served as a large car dealership for many years. Activities on the site include storing, washing and servicing of vehicles. The site includes a large complex of attached buildings in poor condition, including the portion utilized by the dealer as a body and fender shop, and a large parking lot. The majority of the buildings are vacant. A small portion of the property is being leased to a car restoration business. The nearest resident is just over 100 yards from this site. 300 Harper Street was used as an auto service garage and car wash. 400 E Greer Street, the site of an old service station sits empty. Owners of these properties have indicated an interest in selling, but concerns of petroleum and solvent contamination inhibit the sale of these sites.

705 East Greer Street is a prominent site at the fork of two main highways that lead out of Town, and in close proximity to Honea Path Church of God and the Honea Path Elementary School. The site has an old abandoned structure and poorly conditioned paved lot. Previous uses include a restaurant, a skating rink, a convenience store and mini warehouses. Tractor-trailer trucks traveling between the towns of Princeton and Honea Path servicing nearby textile plants would pull in to the property to use the drive up restaurant, often parking overnight. The front of the property may have had a gas pump. On Newman Street, just one block off of Main Street, there is an old shirt plant. The Town has discussed the concept for a pedestrian trail along an old railroad bed, where concerns relate to potential use of contaminants such as creosote and arsenic herbicides.

Environmental assessment is needed to determine to what extent the use of the properties have impacted the sites, and to facilitate the sale and redevelopment of these sites. Sensitive populations may be inadvertently exposed to lingering contamination associated with the numerous brownfield properties, particularly in the Chiquola Mill neighborhood, where many elderly reside and children and homeless individuals are known to frequent the mill property. Left unmitigated, these potential hazards pose a great threat to current residents and hinder the future reuse of the properties.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts: The residents of the Chiquola Mill neighborhood are concerned for the safety of themselves and their children, due to potential hazardous substances on the site, dangerous structural issues, the blight associated with the buildings and debris, and nuisance activity the mill site attracts.⁹ One resident whose property adjoins the mill says she witnesses people with buckets taking items from the debris. She also says there is no lighting and believes the site serves as a "hiding spot" for drug activity. Residents have seen tents along the creek, suggesting homeless individuals possibly living on the property. Multiple residents report hearing or seeing children playing on the site on a regular basis. Evidence of the

latter is observed on the site where someone has created a makeshift basketball court using rubble from the debris to outline the boundaries. One mother says she worries about the safety of her three children, aged 3, 12, and 17, particularly the two older ones who like to play outside, and warns them to stay close to the house when it starts getting dark. Multiple fires have been reported on the site. Just as recent as October 2016, the Honea Path Fire Department was dispatched to the site for a structure fire caused by old rubbish being set on fire. The resident across the street from the mill says he got smoke in his house due to a previous fire. The painted surfaces in the debris and remaining structures contain lead and asbestos, a particular concern with reports of children playing on the site. With over 25% of the total population living below the poverty line⁶ and nearly 45% of families with children live below the poverty line¹⁰, many residents have very limited resources to address these issues. Access to community services and essential goods, such as healthcare and healthy food, is extremely challenging. Public transportation in Honea Path is currently non-existent and per the US Department of Agriculture, a significant number of households have no access to vehicles and are more than ½ mile from the nearest supermarket. In fact, the entire Town of Honea Path is located in rural census tracts where a significant share of low-income residents is more than 20 miles from the nearest supermarket.¹¹

ii. Cumulative Environmental Issues: Cumulative environmental impact from former industries is substantial. In 2002, scorecard.org, an online pollution information site, ranked Honea Path's zip code (29654) as in the top 80-90% of dirtiest/worst counties in the United States, based on total major chemical releases or waste generation.¹² According to EPA, Honea Path has 10 facilities that produce and release air pollutants, 1 reported as a major producer, 4 facilities that have reported toxic releases, 16 facilities reported to be hazardous waste generators (2 large quantity generators and 7 CESQGs), and 5 facilities with permits to discharge wastewater to local rivers.¹³ More specifically, EPA lists the old Chiquola Mill as an industry which was permitted to discharge into the Broad Mouth Creek—a watershed with Endangered Species Act-listed Aquatic Species—and known to release fumes containing ozone, lead, particulate matter and sulfur dioxide.¹⁴ In addition to living amongst brownfields, the residents of Honea Path must deal with two substantial Duke Power substations (one located within the Chiquola neighborhood, and high wire transmission lines that cut directly through the center of Town. Additionally, there remains an active railroad line. So, residents and businesses are impacted by noise and vibrations from the passing trains, as well as diesel exhaust from locomotives that may contain contaminants, carcinogens, ozone smog-forming compounds and fine particulate matter. The high percentage of economically disadvantaged populations in proximity to these environmental contaminants also raises environmental justice concerns.

iii. Cumulative Public Health Impacts: The American Lung Association estimates 9% of persons under the age of 18 in Anderson County have pediatric asthma; approximately 8% of adults 18 and over have asthma; and roughly 6% of the population has Chronic Obstructive Pulmonary Disease (COPD). Anderson County has remained steady at a grade of C for air quality for the last two years, improving from a grade of D in the 2014 State of the Air Report.¹⁵ In relation to its population, Honea Path has as significantly higher rates of asthma related in-patient and emergency room visits than the county, state or nearby urban center of Anderson. (See table below).

Air quality from existing brownfields is a substantial concern of Honea Path residents. Neighbors of the Chiquola Mill, most of them elderly or families with young children, both considered at-risk populations for air quality sensitivities, complain of having to deal with constant dust and small bits of debris from the site. One of the residents, who lives directly across the street, says she has been "sick with sinus" since the demolition, resulting in many visits to the doctor.⁹ As Chiquola Mill, as well as the other brownfield sites, continues to deteriorate, particulate matter will become airborne, potentially carrying asbestos, mold, and other harmful contaminants, and further exacerbate health issues of those in the targeted community.

HOSPITALIZATIONS AND ER VISITS W/PRIMARY DIAGNOSIS OF ASTHMA

Residence	In-Patient Discharges	In-Patient Rate*	ER Visits	ER Rate*
Honea Path	7	189	32	863
South Carolina	4,109	84	24,958	510
City of Anderson	22	80	117	428
Anderson County	103	53	534	274

* Rates expressed per 100,000 population. Sources: www.census.gov and www.abstract.sc.gov/chapter14/pop10.html. Estimates based on 2015 ZIP Code Tabulation Areas (ZCTA) which may differ from actual ZIP code or municipal limits.

SC Department of Health and Environmental Control states significantly more cases of cancer have been observed (334) than expected (287) in Honea Path. The most common types of cancer are lung, colon/rectum female breast, and prostate, listed in order from high to low. Significantly more cases of colon and rectum cancers have been observed (43) than expected (24). Additionally, the total number of cancer-related deaths (124) was higher than expected (111). The most common causes of cancer death were lung, colon/rectum, pancreas, and kidney (listed in order from high to low).¹⁶ Per the American Cancer Society, factors, other than tobacco smoke, that can increase a person's risk of developing lung cancer include exposure to asbestos, radon, uranium, arsenic, vinyl chloride, nickel chromates, coal products, fuels, diesel exhaust, and air pollution. Exposure to certain chemicals also increases the risk of kidney cancer, including asbestos, cadmium, herbicides, benzene, and organic solvents.¹⁷ Almost all of these chemicals are potential contaminants of concern on the identified brownfield sites.

Because the brownfields sites have not been assessed, it is difficult to discern if the increased asthma and cancer rates are due to the presence of brownfields, yet the Honea Path community is certainly being impacted at higher rates than expected. The targeted community is potentially being exposed to carcinogens—such as heavy metals, PAHs, and PCBs—and organic and biohazard matter—such as dead animals, fecal matter, drug-use needles—migrating via stormwater or the air from the deteriorating brownfield sites. One resident in the Chiquola Mill village reports “rats as big as cats” and lots of pigeons and droppings.⁹ The storm drains in the area often get filled with debris, causing storm water from the mill site to accumulate in the streets. Residents complain of dust associated with the demolition debris at the mill site. In addition, the prevalence of vehicle service brownfields (gas stations, repair garages, etc.) suggests potential concerns of contaminants impacting belowground water quality. Obesity, unhealthy diet, and not getting enough exercise create higher risks for any type of cancer, but particularly with colon/rectum and pancreas cancers.¹⁷ According to USDA, the 2010 adult diabetes and obesity rates for Anderson County were 11.4% and 29.9% respectively.¹⁸ Limited access to healthy food may be a major contribute to this issue as discussed in Section 1.b.i., Welfare Impacts.

c. Financial Need

i. Economic Conditions: The brownfields assessment grant is essential to the economic health of Honea Path. Currently, the Town has limited funding sources and little opportunity for growth. Its main revenue sources are water and sewer fees, property taxes, and licenses. The operating budget of about \$4 million mostly funds basic services of fire, police and EMS. A \$100,000 surplus is dedicated to paying a \$1.5 million debt service for fire trucks, police cars, garbage trucks, and a water tank. Honea Path has a very small population of 3600 people, and is located in the slowest growing area of Anderson County. Between 1990 and 2010, many areas of the county have grown at a rapid pace, particularly those located along Interstate Highway 85, twenty-five miles northwest of the Town of Honea Path. Yet, Honea Path, isolated from these growth areas, continues to see relatively little growth in population.¹⁹ See table below.

Population Change for Anderson County's Census Divisions, 1990-2010

CCD	Population 1990	Population 2010	Percent Increase
Powdersville-Piedmont	15,667	26,414	59.8%
Townville	2,663	4,085	52.2%
Starr	3,860	5,476	39.7%
Williamston-Pelzer	16,735	22,778	33.4%
Pendleton	13,846	17,948	27.8%
Anderson	66,650	81,309	21.0%
Iva	5,342	6,335	17.9%
Belton	12,812	14,457	12.7%
Honea Path	7,621	8,324	9.0%
Source: US Census Bureau as cited in Anderson County, SC Comprehensive Plan, 2016			

Historically, people who worked in the mills lived in the surrounding mill neighborhoods. With the plant closures, and subsequently the closing of retail and service businesses in downtown and nearby areas, many of Honea Path's residents, who lack reliable transportation, find it difficult to find quality jobs. New jobs have not come in to replace those lost. Young adults are leaving the area to look for jobs, leaving behind a large elderly and undereducated population, and making recruiting new industries difficult. Honea Path's Main Street was once an active shopping center. Today, nearly a third of the area is closed for business, with 10-12 vacant buildings. There are numerous gas stations that have been abandoned or converted to an underutilized use throughout town. Additionally, property values are declining or stalled as discussed in Section 1.a.ii. Residents complain it is a very slow process to sell a house. Today, over 25% of the population lives below the poverty line.²⁰

ii. Economic Effects of Brownfields: Honea Path's neighborhoods continue to struggle with poverty and disinvestment, exasperated by the presence of brownfields. Brownfields create barriers to revitalization of downtown and neighborhoods, making it difficult to create an environment attractive to new industry and a talented workforce. The depressed market limits opportunities to increase personal wealth through homeownership, and makes it difficult to sell starter homes for larger homes or to make home improvements. One long-term resident of the Chiquola neighborhood, whose father and brothers worked in the mill years ago, says she now tells people she lives "across from the slums mill." She was going to do some improvements to her house—new siding and windows—but decided against it because "everything is such a mess" and she does not think she could sell her house with the mill site in the current condition.⁹ These issues, plus the housing vacancy rate (17.9%), make stabilizing the area challenging. Town median home values of \$24,510 are substantially lower than Anderson County or the state (\$41,822 and \$45,033 respectively).²¹ The lack of businesses and depressed market further impact the Town's budget through loss of tax revenues, utilities fees and licenses. The burden on municipal services from existing brownfields has been substantial for a small town. Direct costs associated with the Chiquola Mill site are estimated at over \$24,000 alone, including multiple fire and police calls to the site. On one particular occasion, five different fire departments (Honea Path and surrounding districts) spent an entire day at mill fighting a fire, using an estimated 380 gallons of water (\$3000 worth of Honea Path's water while other districts provided water without charge based on a mutual service agreement), per the Town's fire chief.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans: With the closure of the major industries, downtown Honea Path and surrounding neighborhoods, composed of old, outdated structures, have been in a continual state of decline. Concerns in Town Council meetings often surround issues associated with enforcement of private property maintenance, absentee property owners not reinvesting in their properties,

and facilitation of improving properties. In 2006, the Town of Honea Path retained a consultant to conduct a community charrette that resulted in a vision for downtown and surrounding neighborhoods. Recommended strategies included pursuing catalyst redevelopment opportunities focusing on reuse or redevelopment of vacant or underutilized properties.²² Now with high redevelopment potential of specific brownfields, such as the Chiquola Mill site (future nursing home) and other sites identified in Section 1.a.iii, the brownfields assessment grant will provide much needed funding to assess the environmental problems, develop cleanup plans, and facilitate the redevelopment to further the Town's vision.

The brownfields assessment project also will advance regional plans. Anderson County's Comprehensive Plan recommends an economic development approach employing locally-oriented programs, capitalizing on each Town's unique assets and focused on addressing quality of life issues of sensitive populations, including aging populations and residents living in concentrated poverty, promoting infill development and bringing neighborhoods most affected by blight back into productive use.²³ A high priority is placed on enhancing environmental quality through brownfields cleanup efforts and the protection and conservation of natural resources, discussed more specifically in the County's 2016 Green Infrastructure Plan²⁴. Additionally, the plan calls for a diverse transportation system, connecting housing, economic development and recreation through "Rails to Trails" or similar projects.¹⁹

The brownfields assessment project will incorporate equitable development and sustainable practices, including HUD-DOT-EPA Livability Principles. Opportunities include (1) Providing more transportation choices through the creation of bike and pedestrian trail; (2) Promoting equitable, affordable housing through downtown mixed-use development and stabilization of residential property values; (3) Increasing economic competitiveness by replacing blighted and underutilized properties with active businesses and community services that attract a talented workforce; (4) Supporting existing neighborhoods with opportunities for long-term residents to remain; (5) Leveraging federal investment with the private development; and (6) Valuing the unique character of Honea Path in redevelopment efforts. A specific example includes the assessment and redevelopment of the Chiquola Mill site that will serve as a revitalization catalyst for the existing mill neighborhood and downtown. Assessment is the first step to cleanup which will reduce exposure to potential contaminants and unsafe conditions, and improve air and water quality in the area. The development of a nursing home on the Chiquola Mill site will provide housing for a very sensitive elderly population, as well as opportunities for conveniently located jobs. One Chiquola neighborhood resident currently works at an assisted living facility and would love to see the site redeveloped as a nursing home, so she could work within walking distance of her house, and maybe one day "go there to live and never have to leave Chiquola Avenue." Overall, the assessment project will remove blighted and nuisance properties throughout Honea Path and encourage reuse that provides commercial services, new jobs and residential growth. Additionally, the Town of Honea Path will work with potential private investors to ensure environmentally sensitive brownfields cleanup and that redevelopment is consistent with community-identified priorities.

A Voluntary Cleanup Contract (VCC) is currently being negotiated between a private entity, The National Foundation for Care of the Indigent & Elderly (NFCIE), and the state for the Chiquola Mill Site. NFCIE plans to take title to the property as the non-responsible party, apply for a loan through the State's Brownfields Cleanup Revolving Loan Fund program to clean up debris from the site, assess, cleanup, and redevelop the site for a nursing home. The developer intends to honor the historic significance of the site with a monument and historical marker utilizing recycled brick from the mill. Projected redevelopment plans for the old shirt plant on Newman Street include a mixed-use project to serve as a catalyst for Main Street revitalization. Other projected redevelopment plans include a potential grocery store and pharmacy to serve the needs of the Honea Path community. Water, power and natural gas capacities are available for redevelopment of the Chiquola Mill site, as well as the other brownfield sites. The Town is in the process of

sewer upgrades, installing a low-pressure sewer system that will service redevelopment. Existing public streets will continue to be used after redevelopment, although some upgrades may be implemented as part of redevelopment, such as curb and gutter to improve stormwater runoff and resurfacing of pavement.

ii. Timing and Implementation: Earl Meyers, the Mayor of Honea Path, will serve as the Brownfields Project Director and oversee the grant activities. Crystal Vermillion, Assistant Town Clerk, will assist Mayor Meyers in the project. Anderson County (an experienced EPA Brownfields grantee) will provide programmatic support to the grant project to ensure the success of the Town's first EPA brownfields grant. The Town has already selected a consultant through a competitive, public procurement process in accordance with the Code of Federal Regulations and local ordinances. Additional information is provided in Section 5.b, Programmatic Capacity. Upon grant award, the Town will negotiate a contract with the chosen consultant, and Mayor Meyers will establish a project team, comprised of Town personnel, SCDHEC and EPA representatives, and environmental consultant. The consultant and project team will be in place and ready start on October 1, 2017. The Town also will establish a Brownfields Task Force comprised of community representatives to help set priorities, assist with site access and convey information to the community.

The preliminary inventory of brownfield sites in Section 1.a.iii was identified based on community concern, their immediate environmental hazards as well as a high potential for redevelopment. The community agrees the Chiquola Mill is the highest priority. However, once funds are awarded, the project team will work with the community and Brownfields Task Force to confirm prioritization for assessment activities based on the following criteria: 1) Level of perceived contamination and threat to human health and environment; 2) Relevance to local revitalization efforts; 3) Potential for redevelopment, job creation and alleviation of blight; and 4) Level of community support. The first Brownfields Task Force Meeting and confirmation of site prioritization will take place within the first quarter of the grant work. Mayor Meyers will lead efforts to contact and educate property owners on the benefits of the program and to gain site access for assessments. He has already begun these efforts. The Town has obtained access approval to perform environmental assessments on the Chiquola Mill site from NFCIE, the nonprofit entity who has the property under contract for purchase. All project activities will be completed within the three-year period of performance. A letter from NFCIE is attached.

b. Task Descriptions and Budget Table

i. Task Descriptions: The Town of Honea Path is seeking funding in the amount of \$200,000 for properties with potential hazardous substance contamination and \$100,000 for properties with potential petroleum contamination. Funding will be used for the following Tasks: 1) community outreach; 2) site assessments; and 3) cleanup/redevelopment planning. The following cost estimates are based on discussions with consulting firms specializing in brownfield assessment and redevelopment. In addition, as part of the assessment grant project, the Town anticipates contribution of \$12,960 of in-kind staff labor (12 hours/month x 36 months x \$30/hr = 12,960), including project management, oversight and direction to the selected consultants, and reporting. These costs are not included in the cost estimates below or the Budget Table in Section 2.b.ii.

Task 1 - Community Outreach: Honea Path is a small town with a few, but very active community organizations. The Town will invite representatives of these groups to serve on a Brownfields Task Force to guide the assessment grant project. The Task Force will hold regular community meetings to gather input, host educational seminars and workshops and provide project updates through a variety of sources such as the Town's website, local churches and the local media. Cost estimates in table below. Expected outputs include: Attendance by Town staff at appropriate educational events (2); community involvement plan (1); information repository (1); project webpage (1 with at least 5 updates); brochure (1); information sheets (2); articles for publication (3); brownfields task force meetings (12); public meetings (2); and

meetings with property owners (8).

Task 1 Cost Estimates

Activity	Description	Amount (Hazardous)	Amount (Petroleum)
Travel	Conferences/workshops during project (e.g. National EPA Brownfields Conference, Regional Grantees Workshop)	\$4,000	\$2,000
Supplies	Community presentation materials—posters, displays, maps, signs	\$2,000	\$1,000
Contractual	Community Involvement Plan, information repository, marketing materials, public meetings*	\$10,000	\$5,000
Total		\$16,000	\$8,000
*Includes: \$3,000 for design/printing of marketing materials; \$12,000 for consultant to prepare for, attend and facilitate meetings with Task Force, residents, property owners, prospective purchasers and public (22 meetings @ \$545/meeting).			

Task 2 – Site Assessments: The project team will confirm the brownfields inventory and prioritize properties as indicated in Section 1.a.iii and conduct ESAs on priority sites. Phase I ESAs conducted under this project will be performed by qualified contractors and in accordance with American Society for Testing and Materials (ASTM) Standard E1527-13 and the EPA All Appropriate Inquiry (AAI) Final Rule. Phase II ESAs will be conducted by qualified contractors in accordance with ASTM E1903-11. Asbestos surveys will be conducted by DHEC licensed inspectors in accordance with 40 CFR 763 and DHEC Reg. 61-86.1. The following cost estimates are based upon the typical costs incurred for assessments as researched by consultants specializing in brownfield projects. Chiquola Mill, the largest site, is the top priority site based on community interests. The SCDHEC project manager is preparing a scope of work for the VCC and has indicated that it will be an extensive scope of 30 soil, 3 sediment, 3 surface water, and 6 samples from groundwater monitoring wells to be installed, as well as an evaluation of stained concrete for disposal, and analysis of waste materials and segregated sources which may be in three collapsed basements for disposal. Further, the DHEC project manager had confirmed that there are 2 potential petroleum sources on the Chiquola Mill site. Thus this Phase II will cost more than a typical Phase II. Therefore, the Town is only budgeting for three other Phase II ESAs. In addition to completing Phase I and II ESAs, consultants will complete one generic Quality Assurance Project Plan (QAPP), and four site-specific QAPPs and Health & Safety Plans (HSPs) prior to initiating fieldwork. Wetland Determinations and Endangered Species Surveys will be completed for those properties that require them. Expected outputs include Phase I ESAs (6), Asbestos surveys (3), Phase II ESAs (4), Generic QAPP (1), Site-specific QAPP (4), and HSPs (4). Cost of HSP is included in Phase II cost (approximately \$1,000 each). See chart below.

Task 2 Cost Estimates

Activity	Hazardous			Petroleum		
	Quantity	Unit Cost	Total Cost	Quantity	Unit Cost	Total Cost
Phase I ESAs	3	3,500	10,500	3	3,500	10,500
Asbestos Survey	3	2,500	7,500	n/a	n/a	n/a
Generic QAPP	0.5	3,000	1,500	0.5	3,000	1,500
SSQAPP	3	4,500	13,500	1	4,500	4,500
Chiquola Mill Phase II ESA*	1	70,000	70,000	1	35,000	35,000
Other Phase II ESAs	2	30,250	60,500	1	25,000	25,000
Total Costs			\$163,500			\$76,500

*Chiquola Mill Phase II is anticipated to be split funded per DHEC project manager.

Task 3 - Cleanup and Redevelopment Planning: Subsequent to assessment activities, remediation and cleanup plans will be developed for high priority sites. The Analysis of Brownfield Cleanup Alternatives (ABCA) will identify potentially applicable remediation alternatives and estimate the nature, extent, duration, and cost of implementing site remediation activities. Sites selected for redevelopment plans will be based on

reuse alternatives identified through community outreach activities. The project team will compare the potential land uses with the environmental impacts associated with the properties and the steps required to redevelop the property. The level of remedial action can then determine how to best meet the needs of the community. Activities in Task 3 will be conducted by qualified contractors. Expected outputs include ABCAs (3) and redevelopment plans (2).

Task 3 Cost Estimates

Activity	Hazardous			Petroleum		
	Quantity	Unit Cost	Total	Quantity	Unit Cost	Total
ABCAs	2	5,000	10,000	1	5,000	5,000
Redevelopment Plans	1	10,500	10,500	1	10,500	10,500
Total			\$20,500			\$15,500

ii. Budget Table

Budget Categories	Hazardous				Petroleum			
	Task 1	Task 2	Task 3	Total	Task 1	Task 2	Task 3	Total
Personnel	0	0	0	0	0	0	0	0
Fringe Benefits	0	0	0	0	0	0	0	0
Travel	4,000	0	0	4,000	2,000	0	0	2,000
Equipment	0	0	0	0	0	0	0	0
Supplies	2,000	0	0	2,000	1,000	0	0	1,000
Contractual	10,000	163,500	20,500	194,000	5,000	76,500	15,500	97,000
Other	0	0	0	0	0	0	0	0
Total	\$16,000	\$163,500	\$20,500	\$200,000	\$8,000	\$76,500	\$15,500	\$100,000

c. Ability to Leverage

The ability to leverage both public and private funds through the brownfields assessment project is substantial. The Town plans to **leverage the firm committed funds** for the redevelopment of the Chiquola Mill. Funds have already been expended on the Chiquola Mill site, including Phase 1 assessment by the Town of Honea Path (\$2500) and a Phase I update by NFCIE (\$1700), the private 501(c)3 nonprofit that has the property under contract. NFCIE is in the process of surveying the property (\$5,620). Additional private funds will be used to perform an asbestos report and the abatement plan on the site (\$6,000-\$7,000), as well as for legal fees associated with the purchase of the property (\$15,000-\$18,000). NFCIE is in the process of negotiating a Voluntary Cleanup Contract with the state and will take title of the property through a donation from the current owner, J&P Specialties. NFCIE intends to apply for funds through the State's Brownfields Cleanup Revolving Loan Fund program to assist in cleaning the asbestos and leaded paint debris from the site. The Town of Honea Path has agreed to reduce landfill tipping fees that will serve as a match for the loan. The site will be redeveloped using South Carolina Mill and Historical Credits, which are readily available. NFCIE will sell the tax credits to a private investor and use the proceeds from the sale for operations and debt service for the project. The developer estimates the market value of the tax credits will be \$4.7 million and total private capital investment will be \$14 million. NFCIE expects to create at least 150 new jobs. A letter from NFCIE is attached.

The Town will encourage other private non-responsible parties who are interested in redeveloping brownfields in Honea Path to utilize similar liability protections and tax credits available through the state. Such leveraging may include state corporate income tax credit for expenses incurred by a taxpayer in cleaning up a site, jobs tax credit in the amount of an additional \$1,000 to established job tax credit, property tax exemption with county concurrence, and fees in lieu of property taxes with a \$1 million threshold minimum. In addition, as part of the assessment grant project, the Town is also committing \$12,960 of in-kind personnel and other resources (see Section 2.b.i. above). A letter from the Town is attached.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan: The community engagement activities of the assessment grant project will be guided by a written Community Involvement Plan (CIP) to be developed with community input. As part of the CIP, the Town will establish a Brownfields Task Force, comprised of community organization representatives (described in Section 3c). The Task Force will meet quarterly in an open forum and serve the following functions: 1) guide site selection activities under the assessment grant based on criteria discussed in 2.a.ii; 2) ensure the project aligns with community interests and needs; 3) promote the benefits of the project to property owners and developers; and, 4) communicate project updates and success stories to the community. The project team also will meet with and engage neighborhoods, local church groups and other community groups when the Brownfields Task Force identifies a need or a community member requests a meeting. The Brownfields Task Force meetings will be open to the public, but the Town will also host two open public meetings to present project updates, solicit feedback, and invite community participation. The project team will prepare outreach and promotional materials to be distributed at meetings, as well as via mail, newspapers, and the Town's website. Public meetings and other significant events will be advertised in the Belton-Honea Path News-Chronicle. In the redevelopment planning stages of specific properties, the project team and Brownfields Task Force will conduct workshops and/or visioning sessions to fully engage the community in the cleanup and redevelopment planning process. The project team and partners will work closely with the community and potential developers to ensure the sustainable redevelopment of the brownfield sites.

ii. Communicating Progress: In order to reach all of the different social, economic, educational levels and age groups within the community, a variety of communication methods will be employed. Churches play a strong role in the community of Honea Path, particularly with the targeted population for this project. Additionally, with the large elderly and poor population, lower technical communication methods likely will be most effective. Therefore, in addition to website updates, the focus will be on mechanisms such as church bulletins, newspaper press releases, local radio announcements, brochures/flyers, website updates, and presentations to Town Council. Contact information will be collected from participants using sign-in sheets at all community meetings to allow for follow-up communication. Contact information for project team members will be made available at all community meetings. Marketing materials describing the benefits of participating in the brownfields program will be created and distributed through businesses and churches. So, the project team will work directly with local churches to ensure that communication to the targeted population is most effective. English is the predominant language in Honea Path, but should language barriers arise, translators will assist in communicating with non-English speaking residents.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority: The Environmental Quality Control Section of the South Carolina Department of Health and Environmental Control (SCDHEC) is the agency responsible for the State brownfields and voluntary cleanup programs. SCDHEC will assist with site eligibility determinations, technical review of assessments, site-specific work plans, cleanup plans (ABCAs), and development of brownfields Voluntary Cleanup Contract (VCC) agreements. SCDHEC is already engaged in developing a VCC for the Chiquola Mill. A letter of support is attached.

ii. Upstate Public Health Region (SCDHEC): Based in Greenville, SC, the local health department supports brownfields assessment, cleanup, and redevelopment in that this work meets its "Healthy People Living in Healthy Communities" Program. The Health Director for the Upstate Public Health Region agrees to provide access to appropriate resources to support this program. A letter of support is attached.

iii. Anderson County: Anderson County has assisted us with programmatic support for this grant application and is willing to provide additional support in implementation of the project. The County will

provide a representative to serve on the Honea Path Brownfields Task Force. A letter of support is attached.

iii. **Other Governmental Partnerships:** As the funding agency, the Environmental Protection Agency (EPA) will have significant involvement in the project. The Town will work with EPA Region 4's Project Officer to ensure all work is completed in accordance with the terms and conditions of the grant and that all objectives of the Work Plan are met in a timely manner.

c. Partnerships with Community Organizations

Letters of Commitment for five partner Community Organizations are attached.

Community Organization	Description	Project Role
Honea Path Pentecostal Holiness Church	Church located in center of Chiquola Mill residential village	Serve on Brownfields Task Force; Host Brownfields Task Force meetings
Honea Path Civitan Club	Local chapter of international organization devoted to helping people in community; Sponsors local Christmas Parade and other service projects	Serve on Brownfields Task Force
The American Legion, Honea Path Post No. 50	Local unit of national wartime veterans' support organization. Coordinates local service projects and mentors youth	Serve on Brownfields Task Force; Share information about grant work with the Post and others in Town.
Dogwood Garden Club of Honea Path	Beautification and community service organization	Serve on Brownfields Task Force;
Honea Path Troop 5 Boy Scouts	Assists youth in developing character and building responsible and productive society	Brownfields Task Force; Provide voice for youth of community
Chiquola Mill Neighborhood - Tommy Shaw, Representative	No formal association in place, but, residents have selected Task Force representative	Brownfields Task Force; Assist in disseminating information in Chiquola Mill Neighborhood

d. Partnerships with Workforce Development Programs

The Town of Honea Path does not currently have an EPA Brownfields Job Training program, nor is there one in the immediate area. In order to find the required expertise, the Town will likely procure consultants from outside the area, but will negotiate a specific goal based on the scope of services with each consultant to offer subcontracting opportunities and/or procure products and services from local firms and individuals for project and redevelopment activities.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits

Welfare Benefits: Conducting assessments on brownfields will eliminate the fear of exposure or be the first step in eliminating actual exposure to harmful chemicals. This is particularly critical to the Chiquola neighborhood, where residents are concerned for the safety of themselves and their children, due to potential hazardous substances on the old mill site. They also are concerned about the dangerous structural issues and illicit activity on the site. Ultimately, addressing brownfields may facilitate redevelopment of underutilized industrial and commercial properties for uses such as a nursing home, a grocery store and a pedestrian trail, spurring revitalization of struggling neighborhoods and commercial areas. This will help Honea Path achieve its goals of a walkable community with conveniently accessible quality jobs, community services and healthy food options.

Environmental Benefits: Multiple environmental concerns potentially exist on the brownfield properties, including former underground storage tanks, asbestos, solvents, pesticides, herbicides, and other industrial hazards. These properties must be assessed to determine if impact has occurred to the environment, and if so, at what levels and to what extent. Assessing and cleaning up brownfield properties will have the direct environmental benefit of eliminating or limiting the potential migration, such as through storm water runoff, of site contaminants to offsite receptors, and eliminate release of air pollutants.

Public Health Benefits: Conducting Phase I and Phase II ESAs, and asbestos and lead paint surveys, will allow the Town to determine the extent and nature of contamination at these sites and take appropriate actions to mitigate any risks to public health. The eventual mitigation and redevelopment of these properties will reduce the residents—particularly our sensitive populations of elderly and children—exposure risk to the suspected carcinogens—(heavy metals, PAHs, and PCBs) and organic and biohazard matter (dead animals, fecal matter, drug-use needles)—migrating via stormwater or the air from the deteriorating brownfield sites. Thus, the community's cancer and asthma risks will be reduced. Additionally, as mentioned in the Welfare Benefits section above, this grant may assist in the redevelopment of properties with uses that create recreational and alternative transportation options and access to healthy food that may reduce the obesity rate and other related illnesses in Honea Path.

b. Economic and Community Benefits

Honea Path's revitalization vision for its downtown and surrounding neighborhoods focuses on pursuing catalyst redevelopment opportunities for vacant or underutilized properties. The assessment grant will address costs associated with brownfields that often make redevelopment efforts financially infeasible. Once the environmental liabilities are quantified or resolved, redevelopment can proceed, leveraging private investment. This will stabilize economically depressed areas, encourage reinvestment in housing and strengthen real property values. It also will help Honea Path attract a talented workforce along with new businesses and industries with quality jobs, goods and services back into the area. All of this contributes to increased Town revenues through stronger tax base, additional utility usage and license fees, as well as elimination of direct costs associated with brownfields, such as fires and police calls.

Research shows that public investment leverages \$7 - \$19 per \$1 public invested. On a site, a dollar of public investment yields \$5 to \$20 in property value increase.²⁵ Just on the Chiquola Mill site alone, the budgeted funds for assessment activities under the grant of \$125,000 will leverage over \$14 million in private investment, and bring at least 150 new permanent jobs to the area. Potential future phases, to include medical office space and pharmacy would create additional jobs. In addition, the cleanup and redevelopment of the site will spur renewed pride and investment in the surrounding neighborhood. Various resources cite this indirect increase in surrounding property values to range from 2-3%²⁶ to 5-15%²⁷. With homeownership often being the single largest investment most families make, this increase in property value translates into increased personal wealth of Honea Path's residents. The brownfields assessment project will advance regional revitalization plans—employing locally oriented programs that capitalize on the unique assets of the municipalities. It also focuses on addressing quality of life issues of sensitive populations, including aging populations, and residents living in concentrated poverty, promoting infill development and bringing neighborhoods most affected by blight back into productive use. A high priority is placed on enhancing environmental quality through brownfields cleanup efforts and the protection and conservation of natural resources. Additionally, the plan calls for a diverse transportation system, connecting housing, economic development and recreation through "Rails to Trails" or similar projects.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings

The Town's most recent audit was completed on May 31, 2016, conducted by McKinley, Cooper & Co, LLC, CPAs. The Town has received **no** adverse audit findings relative to administration of any grants.

b. Programmatic Capability

Earl Meyers, the Mayor of Honea Path, will serve as the Brownfields Project Director and be assisted by the Assistant Town Clerk, Crystal Vermillion. Mayor Meyers has served on Town Council since 1981, and was elected mayor in 1997. He worked in the textile industry for 27 years. He also was a local business owner at 7 years. Ms. Vermillion has 3 years of work experience with the Town and is a long-

standing resident of the Chiquola Mill neighborhood. Her direct perspective of the issues associated with the mill site will be invaluable to the project. Since Honea Path has limited in-house capacity to manage brownfields projects, Anderson County (which has administered three successful EPA brownfields grants) will provide programmatic support to the grant project. Michael Forman, the County's Planning and Community Development Manager, will serve as the main contact with the Town of Honea Path. Mr. Forman has a Master of Science degree in Natural Resources and Environmental Economics, and has extensive project management related to environmental assessments, community involvement and federal, state, and locally funded project management. A letter of support is attached. In order to complete the technical aspects of the project, the Town will hire a consultant experienced in brownfields assessment and redevelopment. The Town has already selected a consultant through a competitive, public procurement process in accordance with the Code of Federal Regulations and local ordinances. A contract will be negotiated with the consultant after notification of grant award. Systems are in place to replace key staff, if needed, and to procure additional consulting/contractor services.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The project team and Brownfields Task Force will meet quarterly to track the project's progress in fulfilling its scope of work, goals, and objectives. Each Quarterly Report will also include an update of project expenditures and track activities and expenses against the project's schedule. Corrective action and work plan modification requests will be identified as appropriate. Specific performance metrics detailed in the Work Plan will be used to summarize project accomplishments. The project team will also hold monthly conference calls with the EPA Project Officer to review progress and address any issues. Additionally, site-specific information will be routinely entered and tracked in the online Assessment Cleanup and Redevelopment Exchange System (ACRES) database.

Task	Output Measurement	Outcome Measurement
Task 1 – Community Outreach	# of Public Meetings Quantity of Outreach Materials Distributed # of Public Announcements Printed/Aired	# of Attendees at Meetings # of Public Inquiries Received Circulation
Task 2 – Site Assessments	# of Phase I Assessments # of Endangered Species and Cultural History Surveys # of Phase II Assessments (QAPP, SAP, Phase II Report)	# and Acres of Property Assessed # and Acres of Property Surveyed # and Acres of Property Assessed
Task 3 – Cleanup and Redevelopment Planning	# of ABCAs # of Redevelopment Plans # of Visioning Sessions	Acres Redeveloped into Greenspace Dollars Leveraged in the Redevelopment Jobs Leveraged and/or Created Tax Impact of Redeveloped Properties # of Participants in Visioning Sessions

d. Past Performance and Accomplishments

The Town of Honea Path has never received an EPA Brownfields Grant, but has a history of managing federal and state funds. The following table outlines three examples. The Town has complied with or is in compliance with all work plans, schedules and grant terms and conditions. No corrective actions have been required. Reporting has been timely and acceptable to the granting Agency.

Agency	Amount	Purpose & Accomplishments	Compliance
SC Rural Infrastructure Authority	\$268,500	Poplar St Sewer Improvements. Estimated completion 2/2017.	Reports filed timely; project on schedule.
US Department of Housing and Urban Development	\$404,289	Mill Hill Housing Rehabilitation. Rehabilitated 40 houses.	Reports filed timely; grant completed and closed with all parameters met.

Agency	Amount	Purpose & Accomplishments	Compliance
US Environmental Protection Agency	\$6 Million	Honea Path-Ware Shoals Sewer Line. 8 miles of line upgrades and sewer plant.	Reports filed timely; grant completed and closed with all parameters met.

Sources:

- ¹ <http://www.honeapath.com/history.htm>
- ² Riddle, Lyn, The Greenville News, SC, October 23, 2013, "Journalist faces family's role in SC mill violence," <http://www.usatoday.com/story/news/nation/2013/10/23/journalist-book-familys-role-in-sc-mill-violence/3171745/>.
- ³ <http://www.sciway.net/sc-photos/anderson-county/chiquola-mill.html>; & George Stoney. "Filming 'The Uprising of '34'", Southern Changes: The Journal of the Southern Regional Council, 1978-2003. Retrieved August 2, 2013.
- ⁴ Beacham, Frank. September 7, 2014. <http://archive.independentmail.com/features/80-years-ago-a-violent-day-at-chiquola-mill-shaped-honea-path-ep-597227179-345066662.html>.
- ⁵ <http://archive.independentmail.com/features/80-years-ago-a-violent-day-at-chiquola-mill-shaped-honea-path-ep-597227179-345066662.html>.
- ⁶ ACS Demographic and Housing Estimates, 2010-2014 American Community Survey 5-Year Estimates, US Census Bureau, http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml.
- ⁷ Phase I Environmental Site Assessment: Old Chiquola Mill Site, Town of Honea Path, Anderson County, SC, Prepared by Larry A Lackey, Jr, PE for NFCIE, November 21, 2016.
- ⁸ Phase I Environmental Site Assessment: Former Chiquola Mill, ECS Project No. 49-1772, Prepared by ECS for Town of Honea Path, April 13, 2016.
- ⁹ Interviews with residents: Keith Smith (10.27.16); Crystal Vermillion (11.16.16); Brenda Whittle (11.16.16); Tommy Shaw (11.17.16).
- ¹⁰ Census.gov Small Area Income & Poverty Estimates, <http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>.
- ¹¹ US Department of Agriculture Economic Research Service, November 2016, <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/>.
- ¹² http://scorecard.goodguide.com/env-releases/county.tcl?fips_county_code=45007#major_chemical_releases, November 2016.
- ¹³ US EPA Envirofacts, November 2016.
- ¹⁴ US EPA Enforcement and Compliance History Online. www.echo.epa.gov, November 2016.
- ¹⁵ American Lung Association. (2016). 2016 State of the Air. Chicago: American Lung Association.
- ¹⁶ SCDHEC Community Cancer: Summary of 2009-2013 Cancer Incidence and Mortality for Zip Code 29654 (Honea Path, SC), November 2016. Cancer incidence data provided by SC Central Cancer Registry, Office of Public Health Statistics and Information Services, SCDHEC. Cancer mortality data provided by the Divisions of Vital Records, Biostatistics, and Public Health Informatics, SCDHEC.
- ¹⁷ American Cancer Society www.cancer.org.
- ¹⁸ US Department of Agriculture Food Environmental Atlas, November 2016, <https://www.ers.usda.gov/data-products/food-environment-atlas/go-to-the-atlas/>.
- ¹⁹ US Census Bureau as cited in Anderson County Comprehensive Plan, 2016; http://www.andersoncountysc.org/Portals/0/Departments/Planning%20and%20Community%20Development/Documents/2016%20Comprehensive%20Plan_FINAL.pdf?ver=2016-10-20-140028-377.
- ²⁰ Sources: Census.gov, 2014 U.S. Census, American Community Survey, 5-Year Estimates, September 2016; Census.gov, Small Area Income and Poverty Estimates, <http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>.
- ²¹ Census.gov, 2014 U.S. Census, American Community Survey, 5-Year Estimates, September 2016
- ²² Honea Path Conceptual Planning Charrette Report for The Town of Honea Path, SC. Community Design Solutions, 2007
- ²³ Anderson County Comprehensive Plan, 2016, http://www.andersoncountysc.org/Portals/0/Departments/Planning%20and%20Community%20Development/Documents/2016%20Comprehensive%20Plan_FINAL.pdf?ver=2016-10-20-140028-377
- ²⁴ Green for Future Generations: Anderson County Green Infrastructure Plan. Planning & Community Development, Anderson, SC. 2016, <http://www.andersoncountysc.org>
- ²⁵ Frank, Nancy (2014) *Benefits of Public Investment in Brownfield Cleanup and Redevelopment*, Prepared for the Economic Impact Subcommittee of the Wisconsin Brownfields Study Group
- ²⁶ EPA Brownfields Benefits Postcard <http://www.epa.gov/brownfields/overview/Brownfields-Benefits-postcard.pdf>, January 2014.
- ²⁷ Frank, Nancy (2014) *Benefits of Public Investment in Brownfield Cleanup and Redevelopment*, Prepared for the Economic Impact Subcommittee of the Wisconsin Brownfields Study Group

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☒ Preapplication
☐ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/15/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

Town of Honea Path, South Carolina

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

576001048

*** c. Organizational DUNS:**

0886408910000

d. Address:

*** Street1:**

204 South Main Steet

Street2:

*** City:**

Honea Path

County/Parish:

*** State:**

SC: South Carolina

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

296541523

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Earl

Middle Name:

L

*** Last Name:**

Meyers

Suffix:

Title:

Mayor

Organizational Affiliation:

*** Telephone Number:**

864-369-2466

Fax Number:

864-369-2325

*** Email:**

elmeyers2004@yahoo.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Town of Honea Path Community-wide Brownfields Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:



Ms. Barbara Alfano
Brownfield Coordinator
Environmental Protection Agency, Region IV
Atlanta Federal Center
61 Forsyth Street, SW 10th Floor
Atlanta, Georgia 30303-8960

RE: City of Walterboro, South Carolina
FY2017 Brownfields Assessment Grant Application

Dear Ms. Alfano:

Enclosed, please find our application for an Environmental Protection Agency (EPA) Brownfields Community-wide Hazardous and Petroleum Assessment Grant. Walterboro, the county seat for Colleton County, a poor county, continues to experience a population decline (from a peak of 6,257 in 1970 to only 5,339 in 2015). When I-95 opened, we lost much of the north-south traffic on US Highway 1 causing the closing of many businesses – gas stations, automobile repair shops, motels, and restaurants. The decline in agriculture and the textile industry have also had a negative impact. Our brownfields are numerous, and we know that we must address them to restore Walterboro to the city it was and can be again. We plan to focus on the Jeffries Boulevard Corridor.


In April 2015, a portion, approximately 98 acres, of Walterboro became a part of the Promise Zone in South Carolina. Promise Zones are high poverty communities where the federal government partners with local leaders to increase economic activity, improve educational opportunities, leverage private investment, reduce violent crime, enhance public health, and address other priorities identified by the communities. Within this designation, Walterboro will be able to build on the funding from this grant to create jobs, increase economic activity, leverage private capital, and/or increase educational opportunities.

- a. APPLICANT IDENTIFICATION: City of Walterboro
242 Hampton Street
Walterboro, South Carolina 29488
- b. FUNDING REQUESTED:
 - i. Grant Type: Assessment
 - ii. Assessment Grant Type: Community Wide
 - iii. Federal Funds Requested: \$300,000
 - iv. Contamination: Hazardous Substances \$200,000/Petroleum \$100,000

- c. LOCATION: City of Walterboro, Colleton County, South Carolina
- d. PROPERTY INFORMATION: N/A – community-wide proposal
- e. CONTACTS:
- | | |
|--|--|
| i. Project Director | ii. Chief Executive/Highest Elected Official |
| Jeff Molinari | William T. “Bill” Young |
| City Manager | Mayor |
| City of Walterboro | City of Walterboro |
| 242 Hampton Street | 242 Hampton Street |
| Walterboro, South Carolina 29488 | Walterboro, South Carolina 29488 |
| Ph. (843) 782-1000 | Ph. (843) 782-1000 |
| Fx. (843) 549-9795 | Fx. (843) 549-9795 |
| jmolinari@walterborosc.org | byoung@walterborosc.org |
- f. POPULATION:
- i. 5,339
 - ii. The City of Walterboro is a municipal form of government.
 - iii. The City of Walterboro is located in Colleton County, South Carolina, which has experienced persistent poverty (more than 20% of its population has lived below the poverty threshold) over the past 30 years as measured by the 1990 census (23.4%), the 2000 census (21.1%), and 2015 American Community Survey five-year estimates (21.6%).
- g. REGIONAL PRIORITIES FORM/ OTHER FACTORS CHECKLIST: Attached
- h. LETTER FROM THE STATE OR TRIBAL ENVIRONMENTAL AUTHORITY: Ms. Daphne Neel, Bureau Chief for the South Carolina Department of Health and Environmental Control’s (SCDHEC) Bureau of Land and Waste Management, issued a letter acknowledging this grant proposal and the Department’s support of the planned community-wide assessment activities for the City of Walterboro. The SCDHEC letter is included as an attachment.

The City of Walterboro is committed to the success of this program and the redevelopment of brownfield sites within our community. Thank you for your time and consideration. If you should have any questions, please do not hesitate to contact me at (843) 782-1000.

Sincerely,



Jeff Molinari
City Manager

RANKING CRITERIA FOR ASSESSMENT GRANTS:

1. COMMUNITY NEED:

a. Target Area and Brownfields

i. *Community and Target Area Descriptions:* Walterboro, the county seat for Colleton County, continues to experience a population decline (from a peak of 6,257 in 1970 to only 5,339 in 2014). "All those gangs." "Nothing for kids to do around here." "People don't want to raise families here." "There are no opportunities for college educated or highly-skilled technical people." "There are too many vacant buildings." These are the reasons offered by community members, when asked why. The comments are a reflection of our social and economic problems, and why we must address brownfield issues in our community.

Walterboro's history reaches back centuries to the original indigo and rice plantations that colonial farmers established in the nearby low-country of South Carolina. Seeking an escape from the oppressive heat and malarial-ridden plantations during the summer months, a retreat of summer homes was established, which eventually grew into what is present day Walterboro. Significant population growths occurred, when a railroad line connected the City with Columbia in the midlands and Charleston on the coast in the 1880s; the establishment of an airfield in the 1930s that became the advanced combat training base for black trainees graduating from the Tuskegee Army Air Field in Tuskegee, Alabama, during World War II; and, the construction of the north-south US Highway 15, which made Walterboro a prime overnight stop for those traveling between Florida and New York. The City saw a rise in the service and automotive industries as it catered to the US Highway 15 traffic, and Jefferies Blvd (US Highway 15 in Walterboro) soon evolved into a major commercial corridor. Numerous hotels, restaurants, retail facilities, and sundry shops thrived here alongside gasoline service stations, automobile repair shops, and automobile suppliers (such as tire and parts stores) only to be lost in the 1960s, when Interstate 95 was completed in South Carolina. Traffic was now routed along the interstate and out of the commercial heart of Walterboro. As the traffic bypassed Walterboro, the stores and gas stations closed, and the corridor became lined with brownfields and areas of blight. A car dealership, a long-term fixture on the corner of Jefferies Blvd in our historic downtown, closed and now sits empty. Properties located in the neighborhoods flanking Jefferies Blvd were also impacted. In a one-square-block area just off Jefferies Blvd and adjacent to the historic downtown are six brownfield sites, including three former bulk oil storage facilities, a fertilizer warehouse, a former bottling plant, and a former cotton mill. The blighted, vacant properties are attractive hang-outs for gang-activity, crime, and illicit activities.

Despite the many economic and perception challenges, Walterboro remains determined. The City recognizes the critical need to attract new companies to increase our tax base and to create job opportunities for residents. Therefore, we are focusing on a two-pronged strategy for economic growth. First, we identified and developed a plan for the "I-95 Business Loop Streetscape Corridor" in 2010 which outlines a phased approach to improving the downtown corridor of Walterboro as a draw to bring travelers into the City from I-95. Second, we plan to capitalize on the numerous infill opportunities along this corridor and within the historic footprint of the City. By targeting the vacant, blighted and underdeveloped brownfield properties within and around Walterboro, we can restore our historic commercial corridor, reduce crime rates, and provide economic opportunities for our community. While sites throughout the City will be considered, we will focus on the Jefferies Blvd corridor. Since Jefferies Blvd traverses the City, the whole City of just under 6.5 square miles is our targeted community.

ii. *Demographic Information and Indicators of Need:* The City of Walterboro is an economically depressed area with a high minority population (60.5%). The median household income in Walterboro is \$24,120, approximately three quarters of Colleton County's (\$32,224) and only half of South Carolina's (\$45,053). **More than 30% of the population in Walterboro live below the poverty threshold**, significantly more than that of Colleton County (21.7%). Also, poverty in Colleton County is persistent at more than 20%

since 1990. According to data from South Carolina Board of Education, **81% of children** attending Forest Hills Elementary School (where children in the target community are zoned) were considered as living in poverty and **qualified for free or reduced nutrition services** in the 2015-2016 academic school year. Given the fact that 59.5% of the population in Walterboro is black, this data raises environmental justice concerns. Further, the online screening tool <http://www.epa.gov/ejscreen> reveals that Walterboro, particularly in the focus area along Jefferies Blvd suffers with a 95-100% Demographic Index (a calculation of percent low income and percent minority), meaning 95-100% of residents here are considered part of an environmental justice community.

Table 1 - City of Walterboro Demographics and Statistics

	City of Walterboro	Colleton County	South Carolina	United States
Population	5,339	38,247	4,727,273	314,107,084
% children < age 5	9.5	6.2	6.3	6.4
% adults > 65	20.6	17.1	14.7	13.7
% women child bearing age	32.9	34.4	38.4	39.4
% minority	60.5	41.8	32.8	26.2
% Black	59.5	38.5	27.6	12.6
% Hispanic	0.1	2.9	5.3	16.9
Median Household Income	\$24,120	\$32,224	\$45,033	\$53,482
Per Capita Income	\$18,436	\$18,517	\$24,222	\$28,555
Unemployment rate	13.3	14.0	10.6	9.2
% living below poverty threshold	30.7	21.7	18.3	15.6
% Families with children living below poverty	34.1	26.4	22.4	18.1
% with a high school degree	82.5	79.8	85.0	86.3
% with a bachelors degree or higher	19.3	14.1	25.3	29.3
% Rental Houses	51.2	26.5	31.4	35.6
Median Home Value	\$117,400	\$85,200	\$137,600	\$175,500

Source: American Community Survey 2014 5-year estimates, Census.gov, accessed October 2016

iii. *Brownfields and Their Impacts:* In preparation for this grant application, an informal inventory of properties was collected through community input, research of Sanborn maps and state databases, and interviews with city staff with knowledge of Walterboro's history. More than 50 properties totaling approximately 117 acres were identified that had been used for the automobile industry alone (gas stations, service stations, tire shops, etc.), many located along the historic US-15 corridor (Jefferies Blvd). In addition, several other priority sites came into focus. Most of these properties front the commercial corridor with residential housing directly behind, adjacent to, or just a short block away from the sites. The first is a former car dealership, vacant and blighted, located on Jefferies Blvd and a significant blemish in the heart of downtown. Immediately across the street from City Hall, the former dealership is in a prime location for redevelopment. The City had an option to purchase the property in 2012 with plans to enter into a public-private partnership to facilitate the construction of a boutique hotel. Unfortunately, the transaction fell through, in part due to environmental concerns associated with decades of use as a car dealership/repair facility. Now, there is another local developer, John Hamilton, who has expressed interest in this property, but in a telephone conversation with him on December 5th he stated concerns about the environmental conditions of the site. The project is now on hold until assistance with the environmental investigations can be provided.

A few short blocks away from the main thoroughfare is another area of concern. This industrial region of Walterboro consists of three bulk oil storage and distribution facilities, a former fertilizer warehouse, a former bottling plant, and the former Colleton Cotton Mill, which is currently listed for sale. Another property with high redevelopment potential is the former Coastal Lumber facility. Located on Jefferies Blvd just past the city limits, the former lumber processing site produced southern yellow pine for the east coast area from

the mid-1970s until 2008, when it was forced to close due to the recession. The property is a prime candidate for a big-box store type of redevelopment, and the City is interested in annexing the property to help move redevelopment forward. However, the environmental uncertainties associated with years of treating lumber must first be determined. The following table identifies the potential brownfield sites identified in the targeted area, the property history, potential contamination on the site, and the exposure threats to the target community.

Table 2 - Key Brownfield Properties

Property Name/Size	Property History	Potential Contaminants	Affected Population
Car Dealership, 1.5 Acres	Automobile sales and repair	Petroleum hydrocarbons from underground storage tanks and solvents and heavy metals from servicing of cars.	Exposure threat to potentially contaminated soil and/or groundwater; suspected USTs that are a deterrent to redevelopment of the property.
Coastal Lumber, 54 Acres	Former lumber treating facility	Heavy Metals including cadmium, chromium, arsenic used in the treating of yellow pine.	The property is a high profile site for manufacturing or commercial use. The potential environmental issues are hindering redevelopment.
American Oil, 2.5 acres; 1 block from residential areas	Bulk oil storage and warehouse	Petroleum hydrocarbons from above ground storage tanks and distribution piping.	Property is vacant and deteriorating. Condition of property and potential environmental concerns are deterring productive reuse.
Gulf Oil, 3 acres; 1 block from residential areas	Bulk oil storage	Petroleum hydrocarbons from above ground storage tanks and distribution piping.	Property is one block off Jefferies Blvd and an ideal candidate for redevelopment. Potential exposure threat to contaminated soil and groundwater.
Standard Oil Company, 2 Acres; abuts residential area	Bulk oil storage and warehouses	Petroleum hydrocarbons from above ground storage tanks and distribution piping.	Property backs up to a low-income residential neighborhood. Potential exposure threat to contaminated soil and groundwater.
Fertilizer Warehouse, 3 Acres; 1 block from residential areas.	Warehouse storage of fertilizers	Pesticides including phosphoric acid, anhydrous ammonia, and sulfuric acid typically found in granular fertilizer.	Property is directly across the street from several low income homes. Potential exposure threat to contaminated soil and groundwater.
Colleton Cotton Mill, 6 Acres	Former cotton mill	PAHs and solvents from the machinery used in the cotton milling process.	Property is currently listed for sale. Environmental uncertainties are dampening the site's ability to be reused.
Automobile Industry Brownfield Properties 117 Acres, along two major corridors, Jefferies Blvd. & Bell's Hwy	Former gas stations, auto repair shops, auto service related shops	Petroleum hydrocarbons from underground storage tanks and constituents used in servicing of cars.	Exposure threat to potentially contaminated soil and/or groundwater; former USTs that remain are a deterrent to development of the properties.

Funds from this grant will allow these brownfields to be assessed, readied for clean up, and prepared for redevelopment so they are more protective of human health and the environment and no longer be the vacant sites that are currently attracting high crime rates and illicit activities.

b. Welfare, Environmental, and Public Health Impacts

i. *Welfare Impacts:* Public welfare in Walterboro is adversely impacted by blight, crime, lack of education, poverty, and unemployment. Data collected from the South Carolina First Steps program (a public-private partnership dedicated to helping South Carolina's children prepare for school readiness) in Colleton County (unavailable at the City level) is concerning. The 2014-2015 annual report (most recent

available) for the County indicated 36% of mothers of children ages birth – pre-Kindergarten do not have high school or equivalency degrees and 22% were teen mothers at the time of birth. 78% of families with children in this age group are living below the poverty threshold, and 33% of the same data set have been exposed to domestic violence.

The Lowcountry Community Action Agency, Inc. in Walterboro serves Colleton and Hampton Counties with a mission of “using partnerships and services to guide and ensure self-sufficiency, and economic independence within the community”. According to Arlene Washington, Executive Director, the demand for services is so high that the available funding will allow her agency to serve only about 15% of the low income families that seek their help.¹ With low educational attainment rates and a lack of jobs, this poverty cycle will only continue. Living wage jobs are desperately needed in Walterboro, jobs which can be available with the redevelopment of more than 200 acres of blighted brownfield properties along the Jeffries Blvd corridor.

Currently, these blighted properties are a haven for another major impact on public welfare – high crime rates. According to www.neighborhoodscout.com, Walterboro has a crime index of ZERO on a scale of zero to 100 with 100 being the safest. This means Walterboro is safer than exactly ZERO cities across the country. The City has an average of 112.67 crimes per 1,000 persons. In other words, a person has a 1 in 108 chance of being a victim of a major crime in Walterboro – double that for South Carolina where a person has a 1 in 201 chance of being a victim of a major crime. Approximately 92 crimes per square mile occur in Walterboro, nearly triple that for the South Carolina average of 36 crimes per square mile. This information is supported by the Walterboro Police Department. Police Chief, Wade B. Marvin, reports, “With a declining economic growth, several historic buildings, including restaurants, hotels, and plants, have become abandoned. With abandoned buildings and extremely poor lighting, the major highways and areas of close proximity have fallen prey to high drug activity, property crime, and assaults.”² Jeffries Blvd is a major highway in Walterboro, and Chief Marvin reports that between January 2015 and November 2016, Jeffries Blvd had 179 property crimes, 125 assaults, 58 drug arrests, 60 alcohol violations, and 13 weapon charges. In order to reverse these statistics, the properties must be put back into productive use.

ii. *Cumulative Environmental Issues:* There are real environmental concerns in Walterboro as well as potential unknown environmental contamination from brownfields properties. According to EnviroFacts, Walterboro has 8 industries with regulated air emissions, all of which have been reported as major producers, 31 facilities reported to be hazardous waste RCRA generators, and 3 industries with permits to discharge wastewater to local rivers. Homefacts.com also reports similar environmental concerns with 5 superfund sites in the immediate area, 3 registered polluters, and 65 sites with reported spills. Scorecard.org, ranks Walterboro’s zip code (29488) as the top 80-90% of dirtiest/worst counties in the United States for cancer risk score (air and water releases).

More specifically, between 2005 and when it closed in 2008, Coastal Lumber, one of our targeted brownfields sites, released fumes containing 23 pounds of lead into the air. Also, two other industries in Walterboro have had significant releases to the air and water. Between 2005 and 2012, Dayco Products has released 7,677 pounds of zinc compounds to our air, and Castalloy released 6,828 pounds of chromium compounds into the air and water.³ Contaminants from active facilities are migrating into our air and water, and contaminants from brownfield sites may also be migrating to and impacting surface water through stormwater runoff carrying contaminated soils or through discharges of contaminated groundwater. Locally, both the Ashepoo and Edisto Rivers have fish advisories warning against consumption of largemouth bass, catfish, red breast sunfish, and others due to elevated mercury found in fish tissue. Given the poor community

¹ Interview with Arlene Washington, Lowcountry Community Action Agency, December 16, 2016

² Walterboro Police Department Report, December 10, 2016

³ <http://www.homefacts.com/environmentalhazards/South-Carolina/Colleton-County/Walterboro/Polluter>

in Walterboro, subsistence fishing is a likely source of food for some; thus, potentially exposing this population to harmful contaminants.

Further, Walterboro's public water is supplied by ten deep wells, and not everyone in the City is tied to public sewer. While environmental regulations require monitoring of our wells and enforcement of septic tank regulations, our water is potentially vulnerable to contamination from active industrial and brownfields sites. Left uncontrolled, the cumulative environmental and brownfield issues will continue to impact our community.

iii. *Cumulative Public Health Impacts:* In Walterboro, we have residential areas adjacent to and very near brownfields properties that we have identified in our preliminary inventory (see chart, p. 3 above). These properties have not been assessed; therefore, we do not know the exact contaminants that exist. However, we have identified former bulk oil storage facilities, gas stations, and automotive repair shops in this preliminary inventory. Nearby residents and trespassers on these sites risk exposure to chemicals from stormwater runoff or groundwater migration, such as the heavy metals (Coastal Lumber) and petroleum hydrocarbons (former car dealership and bulk oil sites) typically found on these types of sites. As Table 1 shows, we have a high percentage of sensitive populations including children under 5 and people over 65, both of which are sensitive populations to environmental contamination. Certain heavy metals have been tied to cancer, and lead is particularly dangerous to children as it can dampen their ability to learn, even in small amounts. Petroleum hydrocarbons are airborne particulates have been linked to asthma of which Colleton County children suffer. In calendar year 2015, there were 33 hospital admittances (rate of 625.24 per 100,000) and 206 emergency room visits (rate of 3,902.99 per 100,000) for asthma in zip code 29488 (Walterboro) vs. 50 admittances (rate 132.52) and 345 ER visits (rate 914.37) in Colleton County vs. 4,109 admittances (rate 82.92) and 24,958 ER visits (rate 625.24) in SC.⁴ Also, from 2009-2013, a total of 653 new cases of cancer occurred in Walterboro, while 607 cases were expected. The analysis revealed that cases from lung and liver were significantly higher than expected. In the same period, 306 cancer deaths occurred in Walterboro, while 247 deaths were expected. Statistical testing showed that the observed number of deaths from lung and liver cancer was significantly higher than expected.⁵

Migration of contaminants through air, groundwater, storm water runoff (flooding) and vapor intrusion into buildings and homes may be occurring. Residents may be coming into contact with potentially contaminated dusts from the vacant properties (inhalation, dermal, and ingestion risks), potentially contaminated groundwater in private irrigation and/or drinking wells (dermal and ingestion risks), and possible vapor intrusion into nearby residential structures (inhalation risk). Children are particularly at risk with their innate curiosity to explore the neighboring abandoned properties. Considering some of the contaminants of concern on the identified brownfields sites (petroleum hydrocarbons, heavy metals, PAHs, etc.) are either carcinogenic or have been linked to asthma, the brownfield sites may be a factor contributing to the higher occurrences of these diseases in the community.

c. Financial Need

i. *Economic Conditions:* The City of Walterboro's operating budget does not include funding for the assessment and redevelopment planning of Brownfields properties in the City. Our population is declining, and our poverty level is high. The past several budgets have seen decreasing with relatively flat property tax revenue, a decline in business license revenue, and decreasing revenue from the State Local Government Fund. At the same time, health care costs are growing on average at 8% a year, employee retirement costs have increased and will continue to increase, and the general cost of business has increased. Pursuant to state statute, the City is supposed to receive \$161,502 from the Local Government Fund, however in this

⁴ SC Revenue & Fiscal Affairs Office Health and Demographics Section; November, 2016

⁵ Community Cancer Assessment, Summary of Cancer Incidence and Mortality for Zip Code 29488, (Walterboro, SC), November 2016

fiscal year, the City is only receiving \$118,159, which represents a 27% cut. The slowdown in real estate construction has also negatively impacted revenue from permits and fees and reduced the growth of the property tax base. In addition, we have just experienced unexpected costs of dealing with Hurricane Matthew in October of 2016. To date, we have expended \$148,511.44 in debris removal, \$12,783.42 in protective measures preparing for the hurricane, \$46,213.41 from water/wastewater disruption from the hurricane, and \$37,845.30 (may go as high as \$75,000) in park/recreation restoration. While the City will recover some of these costs through federal and state disaster assistance grants, not all of the expenses will be recovered and funding gaps will still remain. Without City funds available to address brownfields problems, we continue to consider other means of addressing them. For example, CDBG funds are sometimes available through SC Department of Commerce; however, in order to apply for CDBG funds for environmental or cleanup work on a specific site, the City must own the property. Walterboro is not in a financial position to acquire properties with potential environmental contamination without knowing the costs associated with assessment and cleanup. Also, Walterboro encourages private developers to forge partnerships with the City for redevelopment of brownfield properties. Unfortunately, these opportunities have been rare since the economic decline of 2008.

ii. *Economic Effects of Brownfields*: Brownfields properties have a significant negative effect on local economies. Jobs are an indicator of a strong economy, but we have an estimated unemployment rate of 13.3%. Since 2005, Walterboro and vicinity has lost approximately 1,700 jobs due to business closures.⁶ Lack of jobs perpetuates poverty; 30.7% of individuals and 34.1% of families in Walterboro live below the poverty threshold. Lack of jobs promotes population decline and a drop in home ownership. We have suffered a 5.3% loss from 1990 – 2000 and continued with a 1.5% loss from 2000 to 2015. 51.2% of our population rents their home, and the number of homes in pre-foreclosure (21), bank owned (28), and being auctioned (4) contribute to the instability of our neighborhoods⁷. The responsibility of revitalizing brownfields property often falls on the shoulders of either planning or economic development departments. Walterboro cannot afford to hire a person solely devoted to economic development; thus, the City Manager handles economic development as well as all of his other duties.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing, and Implementation

i. *Project Description and Alignment with Revitalization Plans*: The City of Walterboro is currently working to reinvent itself as a place tourists will once again travel to on their journeys up and down I-95. The I-95 Business Loop Corridor plan defines the curved loop that runs on Jefferies Blvd from I-95 Exit 57 into Walterboro and connects back to I-95 at Exit 53 as an area of great redevelopment potential. Numerous brownfield properties as discussed above line this corridor, leaving little to be desired as one enters this historic city. In order to capture the attention of travelers and capitalize on Walterboro's rich Southern history, the main thoroughfare must be revitalized so it is more in line with the quaint charm much of our City holds.

In its strategic planning meeting in January of 2016, Walterboro's City Council, Manager, and Attorney met to discuss our plan to improve image, public safety, infrastructure, and substandard buildings as a part of increasing economic development. We know that we must focus on improving the appearance of our entrances into Walterboro, create more good paying jobs, and improve our infrastructure, especially wastewater, water, and recycling efforts to grow our City. Since January, we have completed Phases I C and I D of our I-95 Business Loop Streetscape Corridor. This newly streetscaped section of Jeffries borders the old industrial region of Walterboro, consisting of three bulk oil storage and distribution facilities, a former fertilizer warehouse, a former bottling plant, and the former Colleton Cotton Mill referenced in 1.a.iii. above.

⁶ Colleton County Economic Development Alliance, December 2016

⁷ <http://www.realtytrac.com/mapsearch/sc/colleton-county-foreclosures.html/p-10?sortByfield=featured,desc>

While the streetscaping makes the corridor more attractive for redevelopment, we still have many closed businesses that are deteriorating and detract from our appeal as one comes into Walterboro.

We will utilize funding from a brownfields assessment grant to assess these brownfields in order to determine what it will take to get them cleaned up and redeveloped. During our strategic planning meeting, we decided to focus on attracting retail, service, tourism and entertainment oriented businesses to infill these properties and also attempt to increase the University of South Carolina–Salkehatchie's presence in Walterboro. We know that using environmental assessments of our brownfields sites will assist in our bringing in new businesses to meet these goals. For example, local developer John Hamilton is interested in acquiring and redeveloping the former car dealership into student housing, thereby increasing USC Salkehatchie's presence in Walterboro. However, his concerns over the known leaking underground storage tanks and the other unknown environmental issues has forced him to put the project on hold. He clearly stated in the attached letter that "...the property is environmentally challenged" and that the availability of grant funding "will increase my interest in obtaining the property". With this funding we can help him quantify the extent and cost of the environmental issues on the property and help him develop a viable redevelopment strategy that is protective of human health and the environment. Several of the properties on Jeffries Blvd were service stations, like the one at 702 North Jeffries that is owned by Charlie Sweat who is interested in this program and has provided access to his property for environmental assessment (letter attached). We envision this property being redeveloped for retail or office space. In addition, the Coastal Lumber property, a former lumber processing site, is the perfect location for big box retail which could generate a nice tax revenue. The City would like to annex and market this site for such use; however, we must know the environmental conditions to effectively market the property. The potential environmental liability of a lumber processing site that was established in 1937, when chromated copper arsenate was readily used to treat lumber is concerning.

Redevelopments will incorporate sustainable practices, such as the Livability Principles. For example, the redevelopment of former car dealership is likely to be a mixed-use, infill student-housing development that will enable walking and biking to be viable choices for residents and visitors to the downtown area. The redevelopment will also increase the economic competitiveness of the area by generating jobs and business opportunities. The redevelopment and others like it will also reduce blight and crime in our existing communities and demonstrate to incoming business, industry, and residents that we value our communities and neighborhoods. Infill redevelopment will also reuse existing infrastructure, such as road, sidewalks, water, sewer, and other utilities.

This assessment grant will help us achieve this goal by providing funding to complete environmental assessments at the priority sites which are currently dampening our redevelopment efforts. For many of the properties, we believe the assessments will show no or only minor environmental issues, clearing the way for redevelopment or at least increasing the marketability of the property. For the others, we will develop cleanup and redevelopment plans to address the contamination in a responsible manner that is suitable for the intended reuse.

ii. *Timing and Implementation:* The assessment grant will be managed from the City's Administration Department, and Mr. Jeff Molinari, the City Manager, will serve as the project manager and will be responsible for leading each of the tasks and the overall grant administration. He will ensure all project activities are completed within the three year grant period.

(a) *Contractor Procurement:* In order to be ready to begin grant implementation as soon as the grant is awarded, we released an RFQ, reviewed and ranked responses, conducted telephone interviews with four firms, and selected a consultant in December 2015 in accordance with 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The project team is in place and ready to begin work as soon as grant funds are received in October 2017. The City will utilize its resources to oversee the consultants and administer the funds.

(b) Site Inventory: Based on a high potential for redevelopment and community concern, the City prepared a preliminary inventory of sites (Section 1.a.iii above). When the funds are awarded, the project team will work with the community and Brownfields Task Force to confirm prioritization for assessment activities based on the following criteria: 1) Level of perceived contamination and threat to human health and environment; 2) Relevance to local revitalization efforts; 3) Potential for redevelopment, job creation and alleviation of blight; and 4) Level of community support. The first Brownfields Task Force Meeting will take place within the first quarter of the grant work.

(c) Site Access: Mr. Molinari has already begun the effort of obtaining site access. Property owners have provided access to 2 sites including the former car dealership site for which there is redevelopment interest. He, supported by the Brownfields Task Force, will lead efforts to contact and educate property owners on the benefits of the program and to gain additional site access for assessments.

b. Task Description and Budget Table

i. *Task Description:* The City of Walterboro is seeking funding in the amount of \$200,000 for properties with potential hazardous substance contamination and \$100,000 for properties with potential petroleum contamination. Funding will be used for community outreach, site characterization, and cleanup and redevelopment planning on potential brownfield sites. Our Project Manager, Jeff Molinari, will lead the project team (city staff, EPA and SCDHEC representatives, and consultant) in the execution of the project tasks. A detailed schedule will be developed at the outset to define expectations and ensure the timely completion of all project activities. Monthly, the project team to include the DHEC and EPA Project Managers will meet by conference call to review progress (tasks, costs, and schedule) and take corrective actions, as necessary. Specifically, the following project tasks and task budgets are anticipated. Estimated costs are based on discussions with our consultant and previous grantees.

Task 1 - Community Outreach

Our project team will continue to actively seek and encourage citizen involvement throughout the project. Building upon our community participation in developing this application, we will create a Brownfield Task Force (Task Force), comprised of community residents and leaders (see table in Section 3.c.below). The Task Force's mission will be to serve as the voice of the community to provide input on site selection and redevelopment plans, raise community concerns, disseminate project information to their communities, and promote the benefits and opportunities of the program. In support of the Task Force, our team will prepare outreach and promotional materials to be distributed via mail, neighborhood meetings, newspapers, and the City's website. In addition, our Task Force meetings will be open to the public, and additional public meetings will be held as requested by the community. The community will be aware of the successes and challenges faced during the project and be able to participate and provide input.

City Staff will support this project. We anticipate contributing approximately 10 hours a month over the 36 month period as in-kind services. At \$40/hour, this contribution equates to \$14,400. In addition to City staff, community outreach activities will also be supported by our brownfields consultant. We expect the following expenses: Community Involvement Plan (\$3,000); Quarterly Task Force Meeting Support (\$750/meeting x 12 meetings = \$9,000); Public Meetings and Community Organization Meetings (\$750/meeting x 4 meetings = \$3,000); Brochures, Informational Sheets, Articles, and Press Releases (\$2,500). Therefore, we are budgeting a total of \$17,500 in contractual funds (\$11,500 hazardous; \$6,000 petroleum) to complete the task. In addition, \$6,000 in travel funds (\$3,000 hazardous; \$3,000 petroleum) is budgeted for our staff to attend the new grantees workshop which will be held in Atlanta in November of 2017 and the National Brownfields Conference to be held in Pittsburgh in December of 2017 as well as other related conferences and workshops to learn and promote their Brownfield program and properties. In order to provide materials (such as maps, posters, and other promotional materials) for community outreach events, we are

also budgeting \$2,000 in supply funds (\$1,000 hazardous; \$1,000 petroleum). Thus, the total budget for Task 1 – Community Outreach is \$25,500 (\$15,500 hazardous; \$10,000 petroleum).

Task 2 – Site Characterization

Site assessments will provide the much-needed quantification of environmental concerns to move redevelopment forward and remove the obstacles for continued growth. The City will continue to work closely with the SCDHEC and the EPA to ensure that properties considered for assessment are eligible under the grant's terms and conditions.

Phase I ESAs conducted under this project will be performed by qualified contractors and in accordance with American Society for Testing and Materials (ASTM) Standard E1527-13 and the EPA All Appropriate Inquiry (AAI) Final Rule. Phase II ESAs will be conducted by qualified contractors in accordance with ASTM E1903-11. Approximately 6 Phase I ESAs costing \$2,700 each will be conducted using hazardous grant funds (total = \$16,200), while approximately 4 Phase I ESAs will be completed utilizing petroleum grant funds (total = \$10,800). We anticipate completing approximately 4 hazardous funded Phase II ESAs at an average cost \$33,825 per assessment (total = \$135,300), and 3 Phase II ESAs on petroleum sites with an average cost of \$23,400 (total = \$70,200). The cost estimates include expenses for consultants to complete Quality Assurance Project Plans (QAPPs) and Health & Safety Plans (HSPs) prior to initiating Phase II field work. Endangered Species Surveys and Cultural/Historical Resource Surveys (\$2,500 – one hazardous substance site and one petroleum site) will be completed by a qualified consultant for those properties that require them (anticipate 2 for a total of \$5,000). We also anticipated completing 3 Asbestos-containing material surveys by qualified asbestos inspectors in accordance with SCDHEC's Standard for Performance for Asbestos Projects, effective May 27, 2011, Regulation 61-86 for \$3,500 each (total \$10,500). Asbestos is a hazardous substance; therefore, only hazardous funds will be utilized for these surveys. Therefore, the total budget for Task 2 – Site Characterization is \$248,000 (\$164,500 hazardous; \$83,500 petroleum).

Task 3 - Cleanup and Redevelopment Planning

After assessment activities, the project team will develop remediation and cleanup plans on sites determined to be the highest priority. First, an Analysis of Brownfield Cleanup Alternatives (ABCA) will be developed by our consultant which will identify several applicable remediation alternatives and estimating the nature, extent, duration, and cost of implementing site remediation activities. Data from Phase II ESAs in conjunction with any other data from environmental assessments available for the property will be used as the basis for evaluating potential remedial alternatives for a brownfield site. We anticipate developing three ABCAs for hazardous-funded properties at a cost of approximately \$5,500 per document (total = \$16,500). For the petroleum-funded work, two ABCAs are expected at a cost of \$3,250 per document (\$6,500).

Additional budget (\$3,500 hazardous) is budgeted for the project team to meet with community stakeholders to review reuse alternatives and envision redevelopment options. Therefore, the total budget for Task 3 – Cleanup and Redevelopment Planning is \$26,500 (\$20,000 hazardous; \$6,500 petroleum).

Table 3 – Proposed Budget

Budget Categories	Hazardous Budget				Petroleum Budget			
	Task 1	Task 2	Task 3	Total : (Haz)	Task 1	Task 2	Task 3	Total: (Petro)
Personnel								
Fringe Benefits								
Travel	\$3,000			\$3,000	\$3,000			\$3,000
Equipment								
Supplies	\$1,000			\$1,000	\$1,000			\$1,000
Contractual	\$11,500	\$164,500	\$20,000	\$196,000	\$6,000	\$83,500	\$6,500	\$96,000

Other								
Total	\$15,500	\$164,500	\$20,000	\$200,000	\$10,000	\$83,500	\$6,500	\$100,000

c. Ability to Leverage:

As stated above, (Section 2.b.i.), the City will commit to provide its time in support of the grant as in-kind, leveraged services valued at \$14,400 (Letter attached). The City will also work to secure additional funding as necessary to complete brownfields projects via sources such as the SCDHEC's Brownfields Cleanup Revolving Loan Fund (BCRLF), the EPA Cleanup Grant Program, the federal Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program, and the state's Clean Water Revolving Loan fund.

The City already has firm committed leveraging for the targeted project area as part of the I-95 Loop Project. Colleton County has committed funds from a 1-cent Capital Project Sales Tax to fund capital improvements. A locally appointed sales tax commission approved funds totaling just over \$6.6 million for the phase of the Loop Project extending from Exit 53 to the intersection of North Jefferies in the heart of downtown. The improvements to this section will directly complement our efforts to revitalize the brownfield sites. A letter of support is attached.

In January 2013, the Obama Administration announced a new federal Promise Zone designation program to help 20 high-poverty communities across the nation gain new tools and resources to tap into grant monies and other resources, with the end goal to create jobs, increase economic activity, improve educational opportunities and reduce violent crime. In April 2015, a Promise Zone was established in the low country of South Carolina, including some parts of Walterboro. Approximately 98-acres of 30 City properties, including some of our targeted sites on Jefferies Blvd, lie within the newly established Promise Zone. As the brownfield grant helps assess these properties and prepare them for reuse, the City will leverage the efforts of the Southern Carolina Regional Development Alliance (administrator of the Promise Zone) to help look for additional funding opportunities that might help spur redevelopment. Certification is attached.

An example of Walterboro's previous success at leveraging resources is the Tax Increment Financing district that was established in downtown, including approximately 40 parcels along Jefferies Blvd. Funds generated from this are committed to construction of a visitor's center for the nature sanctuary located on the outskirts of the City. When this project is complete, it will be yet another draw for tourism in Walterboro. A second example is when the City purchased a key property in the early 2000's in the North Lemacks neighborhood as a part of the North Lemacks Neighborhood Revitalization Project. This property was a known problem due to drugs, underage drinking, and therefore violence and other crimes. The City paid \$42,000 for the property, and then invested another \$43,000 for demolition and \$30,000 for rehabilitation.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. *Community Involvement Plan:* As we have done with a previous revitalization project, we will continue to involve our community, ensuring the revitalized Walterboro meets the needs and desires of all. We will achieve this by developing an active Brownfields Task Force. A cross-section of our community, including business leaders, residents, and concerned citizens will be invited to participate on the Task Force. The Task Force will have several functions: 1) set priorities for site selection; 2) communicate project updates and success stories to the community and solicit feedback; 3) provide guidance on the direction of the project, input on project decisions, and identify community needs; and 4) promote the benefits of the project to property owners and developers. In addition, we will reach out to involve our community through proven methods for our residents such as holding public meetings, meeting with community groups, briefing the City Council at its meetings which are open to the public, and providing updates on the City website, Facebook

page, and Twitter feed. Our goal is to involve the community as active participants and decision makers as opposed to simply informing residents once decisions have been made.

In 2009, the City worked with one of its poorer neighborhoods, north of downtown on a revitalization process. The North Lemacks Street Revitalization Committee was formed with a cross-section of residents and business owners from the area and met monthly in an effort to gather existing conditions and assess the needs in the community. From this series of meetings, an application was composed and submitted to the Department of Commerce for \$25,000 to properly conduct a study and compose a revitalization plan. The grant was subsequently awarded; and, the committee, as it was throughout the process, served as the eyes, ears, and marketing arm in conjunction with City staff and elected officials.

We will take the same proven approach in establishing our Brownfields Task Force. As one of the largest neighborhoods in Walterboro, Forest Hills is very close to the Jefferies Blvd Corridor Project. Members from this neighborhood are already interested in participating in the project (see letter attached) and will serve as good members for the Brownfields Task Force.

ii. *Communicating Progress:* To communicate project progress, we will prepare project specific brochures and fact sheets, and place them in places of local business throughout downtown as well as in larger municipal establishments such as City Hall and the public library. We will also provide project updates at City Council meetings, at community group meetings, in the local newspaper, and on electronic and social media (such as Twitter, Facebook, and a City project webpage). English is the predominant language in Walterboro, but we will provide a translator at meetings and translated written materials, if needed. In addition, the Brownfields Task Force will be charged with communicating with their represented constituencies to ensure all project updates reach the targeted communities. Our past experience with the North Lemacks Street Revitalization Committee demonstrated that this is one of the most effective and appropriate communication methods to reach our communities. With broad and diverse representation, the Brownfields Task Force will be well-positioned to communicate directly with all stakeholder groups impacted by brownfields.

b. Partnerships with Government Agencies

i. *Local/State/Tribal Environmental Authority:* The City of Walterboro will work closely with the SCDHEC Brownfields Program (Letter is included with the Cover Letter for this application) for review of technical documents, oversight of assessments and cleanup plans, and assistance with state voluntary cleanup contracts (VCCs) for properties under this project. The VCCs will assist non-responsible parties with liability protection, as well as provide an avenue for the SCDHEC staff to stay involved and provide oversight of project activities.

ii. *Other Governmental Partnerships:* The following entities will be key partners in Walterboro's brownfields program:

- EPA Region 4 – As the funding agency, the EPA and the regional Project Officer will have significant involvement in the project. We will work with the EPA to ensure that sites are eligible and that all work is completed in accordance with the terms and conditions and all objectives are met in a timely manner.
- SDHEC Region 8 Public Health Office – As the regional public health entity serving the City, SCDHEC Region 8 will serve as a resource for those concerned citizens who may have questions about potential exposure to environmental hazards either occupationally or from living adjacent or near brownfield properties.
- Colleton County – The County is providing leveraged funding (\$6,646,947) generated from a special purpose tax for capital improvements to the Jefferies Blvd corridor and for improvements to the City's water system. As such, the County will continue to be an active partner in the revitalization efforts.

- US Housing and Urban Development – HUD has already demonstrated its commitment to the revitalization of Walterboro through CDBG grants for housing rehab and water system improvements. We will leverage existing and future HUD funding to assist in the redevelopment of brownfield sites.

c. Partnerships with Community Organizations

i. *Community Organization Description & Role:* Provided below is a list of Community-based Organizations that support and are involved in the project.

Community Group	Description	Support for the Brownfield Project
Bethel United Methodist Church	Local place of worship located two blocks from former auto dealership.	Membership on the Brownfields Task Force; Provide meeting space for Brownfields Task Force meetings
Forest Hills Neighborhood Watch	Community-led neighborhood crime watch association	Membership on the Brownfields Task Force., Serve as voice of community, relay information, request BF Project Manager to speak at meeting
Walterboro-Colleton Chamber of Commerce	Private, non-profit business membership organization.	Membership on the Brownfields Task Force; Grant will assist in Chamber's ability to market Walterboro
Colleton Historical and Preservation Society	Non-profit historical membership organization.	Membership on the Brownfields Task Force; Grant will improve corridor to Historic Downtown Walterboro
Colleton County Economic Alliance	Committed to attracting investment in manufacturing, distribution, and aviation while maintaining quality of life.	Membership on the Brownfields Task Force, Actively market industrial brownfields sites for redevelopment
Lowcountry Council of Governments	Public Agency that assists with community & economic development, workforce development, planning, and aging and disability.	Membership on the Brownfields Task Force; will assist in establishing programs to train our citizens for jobs created at new businesses coming into the City.

ii. *Letters of Commitment:* Letters of commitment from the aforementioned organizations are included as an appendix to this proposal.

d. Partnerships with Workforce Development Programs: The City of Walterboro does not currently have an EPA Brownfields Job Training program, nor is there one in the immediate area. However, the local community technical college, Technical College of the Low Country, does offer environmental training. Also, the Workforce Development Director of the Lowcountry Council of Governments will assist in establishing training programs for job opportunities at new businesses/industry coming into Walterboro as stated in his letter of support referenced in the table immediately above. The City will work with potential developers and cleanup contractors to connect them with the technical college and the local Workforce Development Board and attempt to facilitate local hiring. Additionally, the City's consultant will give preference to subcontractors who hire locally and will attempt to source from local suppliers for project needs.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits: Many benefits are expected to result as measurable outcomes from this brownfield project. The environmental assessments and cleanup planning will be the first steps in encouraging redevelopment of these former commercial and industrial properties and restoring the Jefferies Blvd corridor and our historic downtown to a vibrant, attractive destination.

Welfare Benefits – As sites are assessed and redeveloped, new businesses will once again be drawn to the Jefferies Blvd Corridor, and new jobs will be created in the community. With persistent poverty and high unemployment (as detailed in section 1.a.ii), the community is in significant need and will benefit greatly from those new jobs. Also, in conjunction with the brownfield project, the City will continue efforts to reduce crime rates, increase landscaping along the corridor, and increase code enforcement. As the corridor revitalizes, blight will be reduced and safety will be further improved, since less crime occurs at active businesses than closed deteriorating ones. The corridor will be transformed into a welcoming stop for tourists traveling I-95.

Environmental Benefits – Environmental assessments will determine whether contamination is present on the brownfield sites and, if so, to what extent. Assessments will likely determine that many sites have no or minimal contamination and can be safely redeveloped. For other sites, the assessments will allow us to determine the additional steps necessary to make the sites safe for the intended reuse. Quantification of environmental contamination and the cost of cleanup allows developers to deal with a known factor in deciding whether to acquire and how to redevelop a property. For example, assessing the former car dealership will clarify the impact of the known release from the underground storage tank and the other environmental concerns on the property. A cleanup plan can then be designed to either remediate the onsite contamination or utilize engineering or institutional controls to manage and mitigate exposure to the contamination. The developer, John Hamilton, can then use the cleanup plan and associated costs to develop a viable plan for the redevelopment of the site into safe student housing.

Public Health Benefits – The ultimate cleanup of the brownfield sites will reduce exposure to our residents, the risk of contaminant migration to our water supply, and the risk of stormwater runoff carrying contamination to our rivers. The redevelopment of the former car dealership, the bulk oil depots, and the former gas stations will reduce the amount of petroleum hydrocarbons in the soil and groundwater, removing potential contributing sources to the higher rates of asthma. Cleanup and redevelopment of the Coast Lumber, the car dealership, and the cotton mills will reduce the amount of heavy metals in soil and groundwater, potentially reducing the cancer risk in the community. While the benefits will not be realized immediately, the assessments are the first step in defining the problem and developing the solutions to the public health risks posed by the brownfield sites.

b. Economic and Community Benefits: As evidenced by the statistics in Section 1.a of this proposal, Walterboro is in need of more economic development and opportunities. Unemployment and poverty rates are high in the target community. Closed businesses and industry along and near Jeffries Blvd need assessment before they can be cleaned up and redeveloped to bring jobs and improve the economy. These sites are highly visible in the community, and seeing them vacant, idle, and in various states of blight have had a negative effect on our residents. While the economic recession has been a major obstacle to the redevelopment and reuse of these properties, other obstacles hindering meaningful reuse center on concerns pertaining to known, unknown, or perceived environmental conditions. We saw this problem when the City was working with a developer in 2012 to put a boutique hotel at the old car dealership across the street from City Hall. The City had an option to purchase the car dealership for \$670,000 in 2012. In addition, we were willing to assist the developer of the site with the demolition of the existing structure, which would have likely cost around \$100,000. The hotel would have generated property taxes of \$5,280 annually, local accommodation tax revenue of \$27,375 annually, and would have generated 25 jobs. Environmental uncertainties at the property were one of the reasons the project did not move forward. Now, we have another opportunity at this same site. John Hamilton, a local developer, is interested in acquiring this property. He has clearly stated in his enclosed letter that the site has environmental problems and that if environmental assessment funding is available, his interest in this property would increase. He desires to put student housing on this site. Students in the middle of downtown Walterboro will make it lively again, increase foot traffic, and increase the demand for restaurants, gas stations, coffee shops, entertainment, etc. While the redevelopment will not produce the accommodation tax revenue, we anticipate it to generate even greater property tax revenue and increased spending in the downtown area. It will also help accomplish our strategic goal of increasing the University of South Carolina–Salkehatchie's presence in Walterboro. Meanwhile, the redevelopment of the Coastal Lumber into a big box-type of store could yield significant revenue and jobs for the community. Based on one study, a big box store generates approximately \$55,400 annually (for a 100,000

sq ft store) for municipalities⁸ and can create a 100 jobs. In fact, the redevelopment of any of the sites identified in Table 2 will have a positive economic impact to our community.

If we can get our sites assessed, cleaned up, and redeveloped, new and existing businesses will create more jobs and, therefore, economic conditions will improve. For every \$1 of the EPA Brownfields funding expended on assessments, grant recipients have seen over \$18 of additional investment.⁹ Therefore, for Walterboro, we anticipate the brownfields project could spur \$5.4 million in new investment, new jobs, and new opportunities for the community members. Without the stigma of environmental contamination, the properties along the Jefferies Blvd Corridor and the properties in the surrounding area will increase in value (the EPA data shows 2 to 3 percent), which will generate additional tax revenues for the City.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings: The City of Walterboro has not received adverse audit findings with regard to grant management. The last audit was completed on November 3, 2016. It was done by Baird & Company CPA's, LLC.

b. Programmatic Capability: Walterboro has the requisite capacity to administer the EPA grant funds based on previous experience in federal and state grant management. Jeff Molinari, our Project Manager, was appointed City Manager for the City of Walterboro in 2014. He holds a Bachelor of Arts from the State University of New York at Genesco and a Master of Public Administration degree from the University of South Carolina. Prior to his work in Walterboro, Mr. Molinari was the Assistant City Administrator for the City of Goose Creek, South Carolina from September 2001 to January 2014. Mr. Molinari will be assisted by Amy Risher, Finance Director. Ms. Risher was appointed Finance Director for the City of Walterboro in July 2015. She received her Bachelor of Arts degree in Management from the University of South Carolina, Beaufort. She has been employed by the City of Walterboro since 1996. These individuals will be involved to ensure the project's success and continuity in the event of staff turnover. Plus, the City followed the procedures detailed in 2 CFR 200 and EPA's rule at 2 CFR 1500 to procure a consultant to provide support when the grant is awarded. The City released a competitive, public Request for Qualifications, interviewed four (4) firms, and selected the team deemed most qualified by the review committee. A contract with the selected firm will be negotiated once the City is notified of the grant award. The selected firm will provide technical and programmatic support for all aspects of the proposed project. The City has the systems and processes in place to replace key staff and procure additional contractor support, if necessary.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes: We develop a detailed schedule at the outset of the project to define expectations and ensure the timely completion of all project activities. Monthly, the project team to include the DHEC and EPA Project Managers will meet by conference call to review progress (tasks, costs, and schedule) and take corrective actions, as necessary. We will track and measure our project outcomes and outputs by utilizing the online EPA brownfield database Assessment Cleanup and Redevelopment Exchange Site (ACRES). Anticipated outputs to be tracked will include, but not limited to, the number of community meetings, Phase I and II ESAs, ACM Surveys, ABCAs, and Redevelopment Plans. Anticipated outcomes to be tracked will include, but not limited to, the number of engaged citizens, acres ready for reuse, certificates of completion received, jobs created, and redevelopment dollars leveraged.

d. Past Performance and Accomplishments: The City of Walterboro has not been a recipient of an EPA Brownfields grant; however, the City has a lengthy history of successful grant management.

⁸ *Fiscal Impact Analysis of Residential and Nonresidential Land Use Prototypes*. Barnstable, Mass, Tischler and Associates, 2002.

⁹ EPA Brownfields Program Accomplishments and Benefits. <https://www.epa.gov/brownfields/brownfields-program-accomplishments-and-benefits>. Accessed December 2016.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☒ Preapplication
☐ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/18/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Walterboro, South Carolina

* b. Employer/Taxpayer Identification Number (EIN/TIN):

57-6001119

* c. Organizational DUNS:

1314614690000

d. Address:

* Street1:

242 Hampton Street

Street2:

* City:

Walterboro

County/Parish:

Colleton

* State:

SC: South Carolina

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

29488-3929

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Jeff

Middle Name:

* Last Name:

Molinari

Suffix:

Title:

City Manager

Organizational Affiliation:

City of Walterboro, South Carolina

* Telephone Number:

843-782-1011

Fax Number:

843-549-9795

* Email:

jmolinari@walterborosc.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Brownfields Assessment Grant Project for Walterboro, South Carolina

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:



OFFICE OF THE PRESIDENT

December 16, 2016

Ms. Barbara Alfano, Regional Brownfields Coordinator
 Environmental Protection Agency Region 4
 Atlanta Federal Center
 61 Forsyth Street
 Atlanta, Georgia 30303

RE: Anderson University, Anderson, South Carolina
 EPA Brownfields Cleanup Grant/ Hazardous Funding
 Seabrook Building / Former Pro-Weave Site

Dear Ms. Alfano:

Anderson University is please to submit an application for the cleanup of the Seabrook Building / Former Pro-Weave Site that the University owns. We acquired this property after performing a Phase I Environmental Site Assessment and entering into Voluntary Cleanup Contract 12-6140-NRP with the South Carolina Department of Health and Environmental Control (SCDHEC). We have been fortunate to work with Angela Gorman, our project manager with SCDHEC, and Bob Rosen of US EPA Region 4 to accomplish a Phase II Environmental Site Assessment, an Asbestos Survey, and an Analysis of Brownfields Cleanup Alternatives. Our plans are to redevelop this property for a discovery/educational center for our Rocky River Conservation Project. This site is in the center of a "city swamp" preservation project on the Rocky River. We are partnering with the Rocky River Conservancy, the City of Anderson, Anderson County, Anderson Economic Development, Upstate Forever, and the South Carolina Conservation Bank to accomplish our goal.

- a. **Applicant Identification:** Anderson University
 316 Boulevard
 Anderson, South Carolina 29621
- b. **Funding Requested:**
 - i) **Grant Type:** Cleanup Grant
 - ii) **Federal Funds Requested:** \$200,000/ no cost share waiver requested
 - iii) **Contamination:** Hazardous Substances
- c. **Location:** The site itself is located in the County of Anderson, South Carolina; however, the City of Anderson surrounds the whole property. The City is planning to annex the property.

d. Property Information: Seabrook Building/ Former Pro Weave Site
821 Williamston Road
Anderson, South Carolina 29621

e. Contacts:

i) Project Director:

Dean Woods
Vice President For Principal Gifts and
Special Assistant to the President
Anderson University
316 Boulevard
Anderson, South Carolina 29621
Phone: 864-231-2068
Fax: 864-231-2004
Email: DWoods@AndersonUniversity.edu

ii) Chief Executive:

Evans P. Whitaker, Ph.D.
President
Anderson University
316 Boulevard
Anderson, South Carolina 29621
Phone: 864-231-2100
Fax: 864-231-7576
Email: ewhitaker@andersonuniversity.edu

f. Population:

- 1) Anderson University is not a jurisdiction. It is a non-profit.
- 2) 26,798 in City of Anderson; 189,763 in County of Anderson, ACS 2014 5-year estimate data, Census.gov, Retrieved from www.census.gov in October 2016
- 3) The site is not located within a county experiencing "persistent poverty."

g. Other Factors Checklist: Attached

h. Letter from the State: Attached

We greatly appreciate your consideration of our application. If there are any questions, please contact me at 864-231-2100 or ewhitaker@andersonuniversity.edu.

Very truly yours,



Evans P. Whitaker, Ph.D.
President

NARRATIVE PROPOSAL/RANKING CRITERIA

1. COMMUNITY NEED

1.a. Target Community and Brownfields

1.a.i. Community and Target Area Descriptions

The City of Anderson is a small community with a population under 27,000 individuals (2014 ACS US Census) in the Upstate region of South Carolina along Interstate 85. The arrival to the region of the Pelzer Manufacturing Company and the railroad in the late 1880s resulted in significant economic growth and the development of many textile mills. Anderson was one of the first in the Southeastern United States to have electricity, which was provided by a hydroelectric plant on the Rocky River built in 1895. Anderson's economy was historically based on the textile industry and a manufacturing sector connected to the region's automotive industry cluster, including companies producing automotive products, metal parts, industrial machinery, plastics and textiles.

Anderson is also the home of Anderson University, a private university of nearly 3,500 undergraduate and graduate students. Founded in 1911 as a four-year woman's college, the University is now the second largest private college in South Carolina serving both men and women – offering a diverse curriculum of bachelor, masters and doctorate-level degree programs. The university has long history of giving back to the community.

In keeping with this tradition, Anderson University has undertaken the revitalization of the wetlands property adjoining its campus in the targeted brownfields area. The Rocky River has a long history of abuse, including contamination from adjacent industries and the channelization of the river in the 1980's, which separated it from the surrounding wetlands leading to degradation of these vital ecosystems. The University's plan to restore the wetlands area can ultimately play a significant role in improving water quality in the Rocky River.

The Former Pro Weave Property (sometimes called the Seabrook Mill by locals) was a textile manufacturing business for many decades and sits in the middle of the wetlands park project. Anderson University's Wetlands Park Master Plan identified the site as the ideal location for a visitor and wetlands education center. The site was sold to Anderson University in 2012 for a nominal sum in order to include the property in the growing wetlands park project. The property provides a scenic view of the swamp and space for a public access area. In addition to bordering the wetlands, the site is also bordered by commercial and industrial properties to the east with lower-income residential properties, including a federal housing complex, nearby. The City of Anderson also contains a significant concentration of other, similar brownfields properties. Many of these buildings are former mills – relics of Anderson's manufacturing past.

1.a.ii. Demographic Information and Indicators of Need

While much of the surrounding region has continued to grow based on the strength of the automotive manufacturing industry cluster, the City of Anderson has been left behind in many respects. Poverty rates have nearly doubled from 11.4% in 1990 to 18.7% in 2010, and the city has a significantly lower per capita income (\$18,974 vs. \$22,216) and higher number of families with children below the poverty level (38.5% vs 20.9%) than Anderson County as a whole (US Census ACS 2014). In addition, the city has an extremely low home ownership rate (50% vs. 72.4%) compared to the county (US Census ACS 2014). As indicated from the US Census data in the table below, nearly 40% of the families with children live below the poverty level and median household incomes are less than 70% of those in the county and state. Sensitive populations include a higher concentration of women of child bearing age (40.7% vs. 36.2%) and

the elderly (18.8% vs 16.1%) when compared with the county. The City of Anderson has more than double the concentration of African Americans than the county (35.9% vs. 16.4%).

City of Anderson, South Carolina

ACS 2014 5-year estimate data, Census.gov October 2016

Demographic	City of Anderson	Anderson County	South Carolina	United States
Social Statistics				
Population	26,798	189,763	4,727,273	314,107,084
Percent Minority (Alone)	39.5	19.8	32.8	26.2
Percent African-American (Alone)	35.9	16.4	27.6	12.6
Percent Hispanic (Alone)	4.0	3.2	5.3	16.9
Percent Children (5 -under)	6.9	6.1	6.3	6.4
Percent Elderly (65-over)	18.8	16.1	14.7	13.7
Percent Women of Child Bearing Age	40.7	36.2	38.4	39.4
High School Graduate or Higher	77.8	82.0	85.0	86.3
Bachelor Degree	22.6	19.2	25.3	29.3
Economic Statistics				
Individuals Below Poverty Level	27.5	16.8	18.3	15.6
Families with Children Below Poverty (under age 18)	38.5	20.9	22.4	18.1
Per Capita Income	\$18,974	\$22,216	\$24,222	\$28,555
Median Household Income	\$28,987	\$41,822	\$45,033	\$53,482
Unemployment Rate	12.1	10.2	10.6	9.2
Median Home Value	\$122,200	\$124,500	\$137,600	\$175,700
Percent Vacant Homes	15.6	13.4	16.9	12.5
Percent Rental Homes	50.0	27.6	31.4	35.6

1.a.iii. Brownfields and Their Impacts

The Former Pro Weave Property is the site of a sprawling, mostly metal structure with several additions such as office space and a mobile home. It includes an approximately 28,900-square-foot warehouse and an approximate 950-square foot house. The site was operated as an industrial property since before 1965. The structure was most recently occupied by Pro Weave, LLC but is currently unoccupied. Textile machinery, forklifts and various machinery, boxes and containers remain in the buildings. In 2015, a fire – likely caused by homeless individuals taking shelter in the winter months – burned throughout all portions of these buildings causing a partial building collapse. Phase I and Phase II Environmental Site Assessments have identified numerous harmful contaminants in both the groundwater and soil, including arsenic, hexavalent chromium, various other metals, naphthalene, ethylbenzene, benzo(a)pyrene, bis(2-ethyl hexyl) phthalate, m+p-xylenes, 2-methylnaphthalene, dieldrin, and asbestos.

Lower-income housing is located approximately 300 yards to the southwest of the site, and Fairview Gardens – a Section 8 federal housing complex – is about 500 yards away along Williamston Road. Residents at these locations are impacted by the nearby blighted property. Health indicators suggest elevated levels of asthma and certain types of cancer among these populations which may be exacerbated by the environmental contamination from sites like the Former Pro Weave Property.

The Former Pro Weave Property is contiguous with the 400+ acres of wetlands currently being developed into a park and recreational space for the community by Anderson University. Environmental investigations indicate that contamination from this site may have spread into the wetlands, negatively impacting its ecology. Additional environmental damage may occur to the species that occupy this sensitive habitat if the source of those contaminants is not removed. The

long-term plans call for the property to be turned into a visitor's center, trailhead and environmental education facility.

There are other industrial properties in the area with similar environmental issues. Anderson County recently cleaned up the Riverside Mill property - a 30 acre site north of the wetland area. Anderson University has been in discussions with the county about donating this site to the growing wetlands park project. The privately-owned Old Anderson Mill property is a partially demolished brownfield site, whose contamination has been confirmed by an environmental assessment. Another former automobile repair site is located across the street from the Former Pro Weave Property. Pelzer owns two mill properties and a disposal area that are being cleaned up using EPA grant funds and SCDHEC's Brownfields Cleanup Revolving Loan Fund. Anderson County is cleaning up another site – the Toxaway Mill. Other nearby brownfields include Orr-Lyon Mill – a former cotton mill – and Appleton Mill. Additional old mill properties exist in neighboring towns such as Pendleton and Honea Path. Collectively, these brownfields properties represent a significant environmental concern for residents and a barrier for economic development and industrial recruitment.

1.b. Welfare, Environmental, and Public Health Impacts

1.b.i. Welfare Impacts

The Former Pro Weave Property blights one of the major entryways into the City of Anderson. The vacant and burned out structure on this vital thoroughfare hinders redevelopment and economic revitalization in the region. Both the City of Anderson and Anderson County have recognized the economic development liability of the property in its current state and are committed to its redevelopment in order to enhance the marketability of the surrounding properties. The channelization of the river and separation of the river from the wetlands have undermined the potential for water quality improvement by the wetlands ecosystem. These water quality issues have impacted the welfare of the target community by limiting the recreational use of the river downstream due to high bacteria concentrations.

While there is an hourly bus on the “blue line” provided by Anderson's transit services, there is no direct or speedy route downtown from the low-income neighborhoods. Additional transportation mode options are needed to improve accessibility to services and community services for the low-income neighborhoods near the Former Pro Weave Property.

There are also safety concerns related to the property – vandalism, trespassers and fire create an unsafe environment for the larger community.

1.b.ii. Cumulative Environmental Issues

The Rocky River waterway and the Anderson wetlands area have long been subject to negative environmental impact from industry throughout the region's industrial past and neglect. In addition, stormwater runoff in the waterway has resulted in high levels of sediment and bacteria in the Rocky River – damaging aquatic life and limiting recreational uses for the community for over a decade. The watershed receives stormwater runoff from over 30,000 acres with little stormwater controls in place due to the urbanization of the surrounding region prior to the establishment of modern stormwater control requirements. As a result, the South Carolina Department of Health and Environmental Control (DHEC) developed a Total Maximum Daily Load (TMDL) for bacteria in the Rocky River in 2004 because of bacteria impairment to recreational use. Additionally, high turbidity levels from excessive sedimentation during stormwater runoff impairs the health of aquatic life in the river. These conditions have disrupted the wetlands area's normal hydrologic functions, including its natural ability to filtrate and attenuate pollutants to improve water quality throughout the watershed. Wetlands areas are

known to remove 80% of suspended solids and 70% of bacteria from urban waterways. The Rocky River was on the 2010 303d list for impaired waters in South Carolina, and the river still does not support recreational uses.

As detailed in section 1.a, Anderson has a long history of industrial and textile manufacturing operations. Homefacts identifies seven brownfields in the area and 22 registered polluters near to Anderson (<http://www.homefacts.com/city/South-Carolina/Anderson-County/Anderson.html>). The site also lists 24 superfund sites and 159 tanks and spills. The EPA Environmental Justice Screening tool indicates the census block group containing the Former Pro Weave Property (450070123002) has an elevated level of National-Scale Air Toxics Assessment (NATA) air toxics cancer risk (84 percentile in South Carolina), lead paint indicator (84 percentile), NATA respiratory hazard index (79 percentile), particulate matter (82 percentile), ozone (77 percentile), NATA diesel particulate matter (77 percentile), and water discharger proximity (68 percentile) (<https://ejscreen.epa.gov>, Accessed November 30, 2016).

1.b.iii. Cumulative Public Health Impacts

There are signs of frequent trespass at the Former Pro Weave Property. These individuals are at risk to exposure to known environmental contaminants and potential injury from the dilapidated and burned-out structures. A single inhalation exposure to friable asbestos-containing materials can cause mesothelioma, and inhalation or ingestion of chromium, naphthalene, or arsenic can cause cancer or organ damage. The property and the other cumulative sources of environmental issues may also be negatively impacting the health of nearby residents. The Zip Code 29621 (the Zip Code in which the building is located) has a statistically-significantly higher incidence level of some types of cancers than the state as a whole, including Thyroid, Myeloma, Brain & Other Nervous System, and Stomach for the years 2009-2013 (Central Cancer Registry, South Carolina Department of Health and Environmental Control, November 2016). In addition, the Zip Code 29621 has higher level of in patient hospitalizations and emergency department visits due to asthma than Anderson County as a whole (see table below).

**Quarter 4 2015 SC HOSPITALIZATIONS AND EMERGENCY DEPT. VISITS
WITH A PRIMARY DIAGNOSIS OF ASTHMA**

Residence	In Patient Number	In Patient Rate*	Emergency Department Number	Emergency Department Rate*
Zip Code 29621	22	80.48	117	428.02
Anderson County	103	52.90	534	274.28

*Rates Expressed per 100,000 population – Provided SC Revenue & Fiscal Affairs Office
Health and Demographics Section; November 15, 2016

As noted previously, the EJSCREEN Report for the census block containing the property indicates significantly elevated levels for NATA air toxics cancer risk and respiratory hazards index indicating that the nearby low-income residents at the federal housing complex are at risk for cancer and asthma-related ailments. These types of public health concerns disproportionately impact the City of Anderson's sensitive populations, including women of child bearing age and the elderly. A 2012 Community Health Needs Assessment conducted by AnMed Health – the hospital system located in the City of Anderson – identified cancer as the leading cause of death for both adults and children in Anderson County, citing a cancer rate that surpasses both state and national incidence averages (<http://www.anmedhealth.org/Portals/16/AnMedHealthCHINA.pdf>), with lung and colorectal cancers being of particular concern. Another top concern is the prevalence of asthma in children, cited as the second most common chronic condition seen in emergency departments in Anderson. Additionally, individuals using the Rocky River for recreation are at risk for illness from bacterial infections.

1.c. Financial Need

1.c.i. Economic Conditions

While Anderson University has undertaken this wetlands revitalization effort to benefit the community, the project is beyond the scope and primary mission of the educational institution. As a private institution, the University relies on mostly tuition and donations for revenue, and the majority of the University's funding must go to achieve its nonprofit mission of collegiate education. The project's genesis was the donation of the original wetlands property, and we have received some donations for trail development and wetland restoration instead of environmental cleanup. Therefore, new sources of funding are needed to see this project through and tackle the environmental issues associated with the Former Pro Weave Property.

The City of Anderson is a small community of under 27,000 individuals with a high poverty rate (18.7%) and a median household income that is less than 65% of the state average. County-wide, 25% of the workforce are in the traditionally low-wage industries of retail trade, accommodation and food services, while higher-paying manufacturing employment dropped from 29% of total employment in 2000 - the largest of any sector - to only 20% in 2010 (*2010 Anderson County Workers by Industry Sector*, SC Department of Employment and Workforce). The sheer number of brownfields properties in the area – mostly former mill properties whose closure has left vacant and blighted industrial facilities behind – make it difficult to address their cleanup. The community as a whole lacks the resources to address the environmental issues at this site.

1.c.ii. Economic Effects of Brownfields

The presence of brownfields in and near the City of Anderson has a negative effect on the city's economic condition. As the manufacturing employment at these brownfield sites disappeared, the economic well-being of the Anderson residents suffered. More than one out of every four City of Anderson residents live below the poverty level (27.5% vs. 16.3% for Anderson County). Per capita income is \$18,974 versus \$24,222 for the state as a whole, and the percentage of rental homes is 50% versus 31% for all of South Carolina. Unemployment is also higher than both county and state figures.

Additionally, the presence of a significant number of brownfields in the area around the wetlands provide a drag on economic development and business recruitment and potentially contribute to the environmental degradation of the Rocky River waterway. The Former Pro Weave Property is on a major entryway to the City of Anderson. Blight on this entryway can lead to loss of business and impair efforts to recruit new businesses to the area. Cleaning up the site will remove blight and better showcase the city. At the same time, contamination and high turbidity levels impair aquatic life and can ultimately lead to a degraded ecosystem and less wildlife for enjoyment along the river and wetlands – limiting plans by the community to capitalize on natural resource tourism opportunities and recreational activity.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

2.a. Project Description

2.a.i. Existing Conditions

The Former Pro Weave Property is the site of a sprawling 28,900-square-foot, mostly metal structure with several additions such as office space and a mobile home. The 2.51 acre site was operated as an industrial property since before 1965 – the oldest available aerial photograph depicts portions of the current building on the property at that time. The structure was most recently occupied by Pro Weave, LLC but is currently unoccupied. Pro Weave acquired the property from Cordes Seabrook in 2006, and Juno Investors owned the site from 1976 to 2005.

Prior to 1976, the site was owned by various individuals. Textile machinery, forklifts and various machinery, boxes and containers remain in the buildings. In 2015, a fire – likely caused by homeless individuals taking shelter in the winter months – burned throughout all portions of these buildings causing a partial building collapse.

The Former Pro Weave Property is contaminated with solvents, lubricants and various products typically used in the textile industry as well as suspected contamination from oil-fired boilers that may have previously been in use at the site. Various contaminants have been detected during soil and groundwater testing including:

- Ethylbenzene, benzo(a)pyrene, naphthalene, arsenic, hexavalent chromium, and several additional metals (barium, copper, lead, iron, mercury, and thallium) – from soil samples taken throughout the property
- Ethylbenzene, m+p-xylenes, 2-methylnaphthalene, naphthalene, dieldrin, arsenic, cobalt, iron, lead, and manganese – from groundwater samples
- Asbestos Containing Materials (ACM)

In addition, sediment samples collected from the wetland area located west of the buildings identified Bis(2-ethyl hexyl) phthalate, hexavalent chromium, and several additional metals (copper, lead, nickel, and zinc) – indicated that contaminants from the site may have leached into the sensitive wetlands habitat.

2.a.ii. Proposed Cleanup Plan

Tetra Tech prepared an Analysis of Brownfields Cleanup Alternatives (ABCA) for the Former Pro Weave Property with funding from the EPA (Contract N. EP-S4-14-03) via a Targeted Brownfields Assessment (TBA) awarded to Anderson University. Based on this report, Anderson University intends to implement the following cleanup measures:

- Removal and disposal of Asbestos Containing Materials (ACM).
- Excavate and dispose of soil to address the lead, hexavalent chromium, and ethylbenzene contamination.

Friable ACM at the site includes popcorn ceiling texture, drywall and joint compound located in the house, mobile home, and offices on the first and second floors of the warehouse. These must be removed before demolition by a State Licensed Asbestos Contractor. Additional non-friable ACM, such as floor tiles, window caulk, and roofing materials, may also be removed prior to demolition. A National Emissions Standard for Hazardous Air Pollutants (NESHAP) report was prepared for this site by Tetra Tech in 2016. Organic and inorganic contamination at the property, including lead and hexavalent chromium below the warehouse floor and ethylbenzene west of the on-site mobile home, will be remediated through limited soil excavation after the demolition of the onsite buildings.

2.a.iii. Alignment with Revitalization Plans

The university acquired properties for a wetlands park through the generous donations of land by community residents. Over the past 5 years, Anderson University has worked with community groups through the newly-formed Rocky River Conservancy – a citizen-led nonprofit group – to develop a Master Plan for the park, build a network of trails, re-hydrate portions of the wetlands previously neglected, and create public access to this community resource. Other partners include the City of Anderson, Anderson County and Upstate Forever – a conservation group. Altogether, the greenspace area may eventually include up to 400 acres that encompasses wetland areas, open water for canoeing and kayaking, walking and biking trails and a planned discovery center and wetland environment education facility.

Cleaning up the Former Pro Weave Property will fit within the target community's revitalization plan to create an extensive and protected wetlands park area. The site is located in the middle of the planned park area, and the Rocky River Master Plan calls for the creation of a visitor center and wetlands education facility on the site. The Former Pro Weave Property provides an ideal location for trailhead access to the 400+ acres of wetlands with a scenic view of the swamp area. The Rocky River Master Plan recommends making the site a central location for visitors to access the park. The visitor center and education facility will make use of existing infrastructure, such as existing utility hookups for power, water, and sewage.

The City of Anderson's 2008 Greenway and Trail Plan includes the development and expansion of trails within the City. The wetlands park will provide additional facilities and linkages to the City's trails – creating a trail network that will connect the university, the local hospital, the YMCA project center, and four area schools. This will provide alternative transportation options for residents who will be able to walk or bike these paths.

The project also aligns with Anderson County's 2016 Comprehensive Plan. That document calls for building partnerships for reducing impairments to water quality, connecting with citizens to enhance natural resource protection efforts, protecting the areas wetlands, expanding public awareness about wetland benefits, promoting natural resource tourism, and increasing access to recreation and natural resource opportunities. All of these initiatives will be furthered through the development of the wetlands park. The County also recently finished its *Green Infrastructure Plan 2016*. This document outlines its plan for protecting and preserving the County's waterways, forests, farmlands and historical/cultural resources, including the Rocky River wetlands area in Anderson.

Local economic development organizations are working on cleaning up brownfields properties and turning them back to productive use – one may even be donated after cleanup to the wetlands park project. The university's efforts with the Former Pro Weave Property is part of a larger community effort to clean up these sites.

The project also directly incorporates equitable development and sustainable practices, such as increasing economic competitiveness by removing blight along a main entryway into the City of Anderson; valuing communities and neighborhoods by providing expanded greenspace and park access as well as wetland restoration and eventually the wetlands education center for residents; enhancing transportation options by providing new linkages to vital community locations; and leveraging federal investment by combining this grant with ample local fundraising for park development and wetlands restoration.

2.b. Task Descriptions and Budget Table

2.b.i. Task Descriptions

Grant funds will be used for Community Outreach, Cleanup Planning and Site Cleanup. Overall grant programmatic support will be provided by Anderson University as an in-kind contribution and a part of its match. All cost estimates are based on similar expenses incurred by the Greenville County Redevelopment Authority's Brownfields Cleanup Grant for Poe Mill.

Task 1 – Project Management: Anderson University will track project tasks, schedule and budget; oversee the work of the selected brownfields contractor; and report on project activities and accomplishments to stakeholders. The project manager will also attend relevant meetings, workshops and conferences sponsored by the EPA and/or SCDHEC. The anticipated level of effort required will be 100 hours of the project manager's time amounting to \$5,000 in cost (\$50/hour X 100 hours = \$5,000) and \$2,500 for travel to attend the training meetings and conferences. All \$7,500 expenses under the Project Management Task will be provided as in-

kind services and funding to serve as a part of Anderson University's match, and the work will be accomplished by the university's Project Manager and support staff. Outputs will include 12 Quarterly Reports, three annual Disadvantage Business Enterprise Utilization reports, and three Financial Status Reports.

Task 2 – Community Outreach: Anderson University will work closely with the Rocky River Conservancy – the citizen-led nonprofit organization coordinating regional stakeholders and volunteers to revitalize the wetlands park – to plan and conduct a series of stakeholder meetings for this grant effort. Anderson University will also distribute vital project information through local newspapers, radio and television media, postcards, and university social networking platforms. The \$15,000 budget for the contractor performing the community outreach includes:

- Developing a Community Involvement Plan (\$2,500)
- Facilitating 3-4 press events and public meetings to discuss project activities and cleanup results, specifically including a community meeting prior to cleanup start and after cleanup completion so that the community will be well informed as to what will occur on the site during cleanup, truck routes, etc. as well as the final results of the cleanup (\$8,500)
- Preparing and distributing project brochures, postcards and public notices (\$4,000)

In addition, Anderson University will spend \$500 on printing costs to publish the brochures and postcards at their print shop and contribute 40 hours of Project Manager time to participate in and help coordinate the community meetings (\$50/hour X 40 hours = \$2,000). Total cost for Task 2 – Community Outreach is \$17,500, and the work will be accomplished by subcontractors in conjunction with the University's Project Manager. Outputs will include one Community Involvement Plan, three to four community stakeholder meetings, and 500 project brochures, 250 postcards, and four public notices.

Task 3 – Cleanup Planning: Cleanup planning will include finalizing the ABCA document to include obtaining review and approval from EPA and SCDHEC Project Managers, placing the ABCA on a 30-day public review and comment period, preparing the Quality Assurance Project Plan for confirmation soil sampling, and negotiating and receiving the necessary regulatory approvals. Cleanup planning contractor costs are anticipated to include the following:

- Finalization of ABCA document, including incorporation of comments from public notice and regulatory review (\$4,000).
- Preparation of a Quality Assurance Project Plan (QAPP), and Health and Safety Plan (HASP) (\$5,500).
- Development of two sets of bid documents (RFPs) for site cleanup activities, evaluation of bids, calling references, coordination of a pre-bid onsite meeting and selection of contractors to include (\$9,500).

Anderson University will also contribute 20 hours of Project Manager time to review documents (\$50/hour X 20 hours = \$1,000). Total cost for Task 3 – Cleanup Planning is \$20,000, and the work will be accomplished by subcontractors in conjunction with oversight from the University's Project Manager. Outputs will include one ABCA, one QAPP, one HASP, and two sets of bid documents (ACM and soil).

Task 4 – Site Cleanup: Anderson University will use the majority of the grant funds for the actual site cleanup activities. Based on the Phase II ESAs of the property and the findings from the draft ABCA, contractor cleanup activities are estimated to be \$193,000 and include the following remedial activities:

- Removal and disposal of ACM (\$120,500), including:
 - 1,478 square feet of multi-layered popcorn texture and joint compound on ceiling drywall and smooth ceiling drywall (\$6,650).
 - 70 square feet of floor tiles (\$300).
 - Windows with 40 linear feet of caulking (\$150).
 - 16,200 square feet of roofing materials (\$113,400).
- Localized soil excavation (\$59,500), including excavation, disposal and clean backfill at \$150 per cubic yard (cyd) of soil. This includes \$29,250 for localized soil excavation below the warehouse floor (195 cyd), \$27,750 for localized soil excavation west of the mobile home (185 cyd), and \$2,500 for an environmental consultant to oversee the work of the removal contractor over a 2-day period of soil excavation and site restoration activities.
- After the soil excavation activities are completed, the contractor will conduct confirmation sampling for an estimated cost of \$7,000. This will include laboratory analyses for TAL metals, SVOCs and VOCs (\$5,000) and sample collection (\$2,000).
- At the conclusion of cleanup activities, the contractor will prepare a final report detailing all cleanup activities that will be submitted to EPA and DHEC (\$6,000).

Anderson University will also contribute 40 hours of Project Manager time to review documents, interface with contractor personnel performing the work and monitor progress (\$50/hour X 40 hours = \$2,000). Total cost for Task 4 – Site Cleanup is \$195,000, and the work will be accomplished by subcontractors with oversight from the University's Project Manager. Outputs will include one final Cleanup Report and a Certificate of Completion letter.

2.b.ii. Budget Table

In summary, the total cost of project activities is estimated to be \$240,000. Anderson University is requesting \$200,000 in cleanup funds from the EPA and will contribute the 20 percent match funding (\$40,00) in a mixture of in-kind contributions (200 hours of Project Manager time [\$10,000] + travel [\$2,500] + printing [\$500] = \$13,000) and cash (\$27,000).

Former Pro Weave Property Proposed Cleanup Project Budget

Budget Categories (programmatic costs only)	Project Tasks				Total
	Task 1 Project Management	Task 2 Community Outreach	Task 3 Cleanup Planning	Task 4 Site Cleanup Activities	
Personnel	\$5,000	\$2,000	\$1,000	\$2,000	\$10,000
Fringe Benefits					
Travel	\$2,500				\$2,500
Equipment					
Supplies		\$500			\$500
Contractual		\$15,000	\$19,000	\$193,000	\$227,000
Other (specify)					
Total	\$7,500	\$17,500	\$20,000	\$195,000	\$240,000
EPA Share		\$5,000	\$15,000	\$180,000	\$200,000
University Share	\$7,500	\$12,500	\$5,000	\$15,000	\$40,000

2.c. Ability to Leverage

Anderson University and the Rocky River Conservancy have already begun fundraising for the redevelopment of the Former Pro Weave Property as part of the overall park redevelopment and wetlands revitalization effort. Over 200 acres of land has been donated to the project valued

at \$695,000, and Anderson County is considering providing additional land valued at \$20,000 in 2017. Nearly \$50,000 has been raised from individual donors for trail development and park maintenance, and \$30,000 was secured from Upstate Forever for wetland restoration, mapping, and trail signage. The South Carolina Conservation Bank also placed 130 acres in a conservation easement valued at \$80,000. Grants funds were secured for environmental education (\$12,500 from the TD Bank Foundation) and trail development (\$75,000 from the Felburn Foundation).

Anderson University also secured \$62,000 from an US EPA Urban Waters Small Grant provided to Upstate Forever for creation a Master Plan for the Rocky River wetlands park area. This plan included detailed descriptions, analysis and maps for the project that included the redevelopment of the Former Pro Weave Property into a welcome and education center.

Fundraising has now begun for site cleanup at the Former Pro Weave Property and the future construction of the welcome and education center. The Rocky River Conservancy is pursuing a \$125,000 grant for boardwalk construction. Design South Professionals, Inc. a local engineering design firm that provided pro bono support to the university in the design of conceptual-level designs for the future nature pavilion and education center planned for the Former Pro Weave Property, has provided a letter of support indicating they will continue to provide design support for this project as it moves forward. The Foothills Community Foundation has also expressed interest in funding further park development and the redevelopment of the former textile property (see letter).

Anderson University is also working closely with the Rocky River Conservancy on this park project. Local volunteers have already contributed countless hours in trail development and conservation projects. The City of Anderson (letter attached) has helped to clean out areas and put gravel down for parking spaces at trailheads. Similar volunteer efforts from the whole community are expected as the site is cleared of debris and prepared for public use.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

3.a. Engaging the Community

Anderson University will involve the community in the target area in this cleanup project by incorporating it into the larger ongoing effort to create the wetlands park. The university will work closely with the volunteer-based organization Rocky River Conservancy to engage with the stakeholders to the park project, including local businesses, garden clubs and volunteers, Anderson County and the City of Anderson. This is the best way to reach residents who are already concerned about the wetlands restoration project. Both the project manager, Mr. Dean Woods, and his assistant, Dr. Tom Kozel, are on the board of the Rocky River Conservancy and can ensure close coordination throughout the project lifecycle. In addition, Dr. Kozel is a biology professor using the area for classroom activities for university students. These students are recruited for park development volunteer activities and may be interested in taking an active role in community outreach and involvement.

Anderson University will develop a Community Involvement Plan to guide outreach activities during the project. Those activities will include a pre-cleanup public meeting with community members from the target area and stakeholders to discuss the project initiative and upcoming activities. Participants will be able to provide comments on the anticipated efforts and their implementation. Activities will also include a review of the ABCA plans and recommendations, hours of operation, truck routes, air monitoring during asbestos abatement and other safety measures being put in place to protect the area's sensitive populations. The meeting will allow the project team to seek out and address the concerns of local residents regarding health, safety and community disruption from the project. The university will also hold a post-

cleanup meeting to describe the work that was completed and solicit feedback on next steps for redeveloping the property. These efforts will build on the Wetlands Park Master Plan developed previously with funding from Upstate Forever through an US EPA Urban Waters Small Grant.

Communication will be facilitated through notices in local media including *The Independent Mail* (local newspaper) which has already published three articles about this potential brownfields cleanup project; Anderson Cable (a local TV channel) as well as WSPA (a regional CBS affiliate based in Spartanburg) and WYFF (a regional NBC affiliate based in Greenville) – both with local offices in Anderson; and local radio stations WQAT-LP, WRIX, WZFN-LP, WAIM, and WANS. This is the best way to reach the general public. The university will also post notices on its social media platforms to primarily engage its student body, including its own website, Facebook and Twitter feed. Anderson is a relatively small community, and the university is well-known as a positive force for residents. In addition, the ongoing park development project has created significant interest. An article about the project was published the day before the public meeting, and the university has received many unsolicited letters of support from the community (See 3.c.below). Anderson University will be able to effectively leverage existing social and professional networks at the university itself and the Rocky River Conservancy to disseminate project information such as project meeting notices and activity status updates. When combined with the university's social media platforms and local news media, the project will be able to reach a broad swath of the local community impacted by the cleanup project. Specific emphasis will be placed on reaching the lower-income residential areas and sensitive populations located near the property. The best way to reach these residents is by a direct mailing of postcards informing them of the project and inviting them to the public meetings. Anderson University also intends to issue two press releases. These press releases will contain information the project's background and history as well as environmental issues and cleanup activities.

Project announcements will be distributed through all these formal and information channels as major milestones are achieved. This will include, but not be limited to, grant award and project startup, pre-cleanup stakeholder meeting and the post-cleanup stakeholder meeting.

3.b. Partnerships with Government Agencies

Anderson University has entered into a Voluntary Cleanup Contract for the Former Pro Weave Property with the South Carolina Department of Health and Environmental Control (SCDHEC) – the state agency responsible for environmental issues. DHEC letter is included with the Cover Letter for this application. The university will continue to report on the status of the project to SCDHEC as required by that contract, and the agency will provide regulatory oversight and serve as a technical resource for the project team during the implementation of the cleanup activities. Under the contract, SCDHEC sets the cleanup standards and issues the Certificate of Completion once the terms of the contract are satisfied.

SDHEC Upstate Public Health Regional Director in his letter of support agrees that as the regional public health entity serving Anderson will provide data for the project and work with the project team to build partnerships and seek resources to support the project.

The **City of Anderson** is a project partner that developed public access sites for trail heads in the past. For this project, they are committing to assist with community outreach to residents. The project is also supported by **Anderson County's Planning & Community Development** division, which has committed to assisting the university with programmatic support based on their prior experience managing EPA assistance grant programs.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☒ Preapplication
☐ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/16/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

Anderson University

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

570324906

*** c. Organizational DUNS:**

0822263660000

d. Address:

*** Street1:**

316 Boulevard

Street2:

*** City:**

Anderson

County/Parish:

Anderson

*** State:**

SC: South Carolina

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

296214002

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Dean

Middle Name:

*** Last Name:**

Woods

Suffix:

Title:

Vice President for Principal Gifts

Organizational Affiliation:

*** Telephone Number:**

864-231-2068

Fax Number:

864-231-2004

*** Email:**

dwoods@andersonuniversity.edu

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

O: Private Institution of Higher Education

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-09

* Title:

FY17 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Brownfields Cleanup Grant for the Former Pro-Weave Site

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="40,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="240,000.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

